

80 01229

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUN 17 1980

UNIVERSITY OF CALIFORNIA

Report on
the Redevelopment Plan
for the Western Addition
Approved Redevelopment
Project Area A-2

SAN FRANCISCO REDEVELOPMENT AGENCY

G. Williams

REPORT ON
THE REDEVELOPMENT PLAN
FOR THE WESTERN ADDITION
APPROVED REDEVELOPMENT
PROJECT AREA A-2

MEMBERS

SAN FRANCISCO REDEVELOPMENT AGENCY

Everett Griffin, Chairman
Walter F. Kaplan, Vice Chairman
James B. Black, Jr.
James A. Folger
Lawrence R. Palacios

M. Justin Herman, Executive Director

San Francisco Redevelopment Agency
525 Golden Gate Avenue
San Francisco, California 94102

July 21, 1964



PREFACE

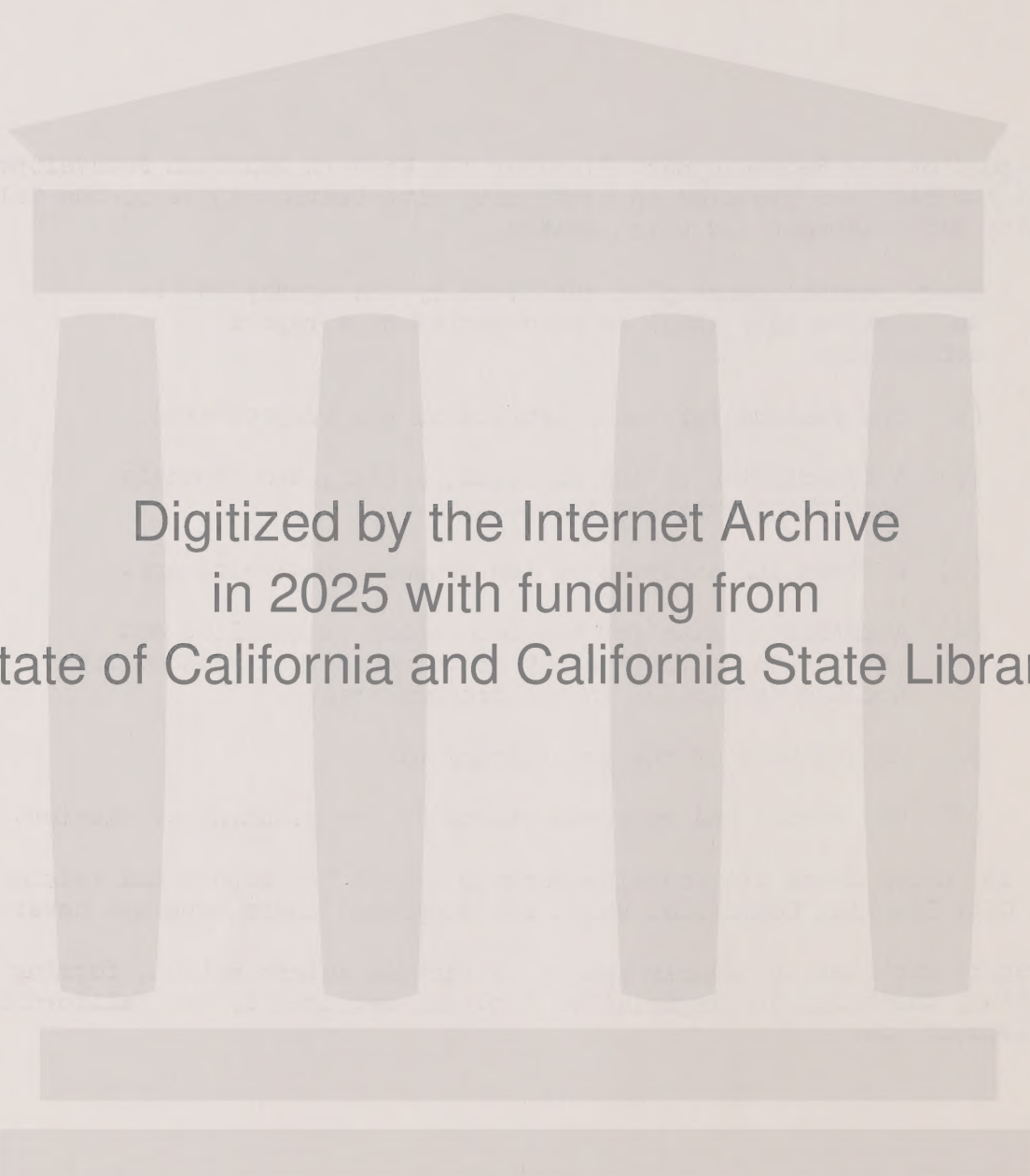
This report on the Redevelopment Plan for the Western Addition Redevelopment Project A-2 has been prepared in conformity with Section 33352 of the California Community Redevelopment Law which states:

Every redevelopment plan submitted by the agency to the legislative body shall be accompanied by a report containing:

- (a) The reasons for the selection of the project area.
- (b) A description of the physical, social, and economic conditions existing in the area.
- (c) A financial analysis of the proposed redevelopment.
- (d) A method or plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the project area.
- (e) An analysis of the preliminary plan.
- (f) The report and recommendations of the planning commission.

All of the above items are contained herein except the report and recommendations of the City Planning Commission which are submitted under separate cover.

This report provides an orderly record of factual determination, forming an evidentiary basis for the legislative findings required by the California Community Redevelopment Law.



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124924478>

C O N T E N T S

I.	HISTORY OF WESTERN ADDITION	1
	A. General History of Development	1
	B. Designation of Redevelopment Area	3
II.	SELECTION OF PROJECT AREA	4
	A. Official Local Actions	4
	B. Reasons for Selection	4
III.	EXISTING CONDITIONS	10
	A. Introduction	10
	B. Physical Conditions	10
	C. Social Conditions	14
	D. Economic Conditions	16
	E. Conclusions	18
IV.	OBJECTIVES OF PLAN	19
V.	DESCRIPTION OF PLAN	20
	A. Residential Districts	20
	B. Commercial Areas	21
	C. Institutional Areas	22
	D. Public Areas	22
	E. Traffic and Major Streets	22
VI.	HOW REDEVELOPMENT WILL BE ACCOMPLISHED	23
	A. Meeting Needs of Present Residents and Businesses	23
	B. Rehabilitation	24
	C. Owner Participation	24
	D. Acquisition	25
	E. Disposition	25
	F. Housing	26
	G. Public Facilities	26
	H. Retention of Churches and Institutions	26
	I. Relocation	27
	J. Safeguards for Accomplishing Redevelopment	28
VII.	ANALYSIS OF FINANCIAL FEASIBILITY	29

APPENDIX

- A. Data on Existing Conditions
- B. Analysis of Preliminary Plan
- C. Relocation Program (bound separately)

I. HISTORY OF WESTERN ADDITION

A. General History of Development

About 100 years ago the area known as the Western Addition was surveyed and became a part of the City of San Francisco. The survey continued the existing downtown grid pattern of streets and blocks. The subdivision of these blocks, in keeping with the practices of the day, produced the long narrow lots still typical of the area.

The section of the Western Addition within which Project Areas A-1 and A-2 are located was largely built up by the time of the earthquake and fire in 1906. In this part of the city, the fire was contained east of Van Ness Avenue, leaving residential and other structures of the Western Addition relatively undamaged.

This period marks a turning point in the history of the Western Addition and the beginning of a long trend of decline leading to the present blighted condition of the area. In meeting the emergency need for shelter, hasty alterations and additions were made to structures to accommodate families and enterprises evacuated from burned-out areas. This period has been described by one authority as follows:

For the Western Addition as a whole the fire marked the start of a swift decline toward the status of a blighted area. This district was one of the few parts of San Francisco in which urban activities could be carried on with any semblance of normality. The clamor for dwelling space was so great that property owners quickly converted their homes into boardinghouses, even fitting up basements, attics, and storage rooms as bedrooms. Apartment houses, hastily enlarged, became commercial hotels. To meet the demand for commercial space, numerous householders raised their dwellings and built stores underneath them. Stores, restaurants, and workshops opened for business in basements. Industries, too, invaded the area, carrying on noisy and often dangerous operations next door to single-family homes or multifamily structures. Every condition . . . was soon to be found in the Western Addition in exaggerated form: indiscriminate mixture of land uses, excessive density of population, substandard housing, traffic congestion.*

Over the years this temporary arrangement remained to become a permanent condition.

* Mel Scott, The San Francisco Bay Area (Berkeley and Los Angeles: The University of California Press, 1959), p. 111.

Businesses locating temporarily in the Western Addition brought lively commercial activity to the area, particularly along Fillmore Street. Following reconstruction of destroyed areas of the city, temporary locations were abandoned, and many enterprises moved back to former sites or to new locations. Thus began the still-continuing cycle of changing commercial occupancies in the Western Addition.

Following the initial disruption of what was a stable residential area, this section of the City became a first settling place of successive groups of newcomers. Physical decline in the area hastened its evacuation by those older residents able to locate elsewhere, and by the end of the first decade of this century the area was populated by others of varying national and ethnic backgrounds. Handicapped in many cases by meager economic resources, lower incomes, or social nonacceptance, these new residents found cheaper, if substandard, housing in the Western Addition and encountered less social friction. Thus the area became a refuge for those of narrowed opportunity.

San Francisco adopted its first zoning ordinance in 1921. By that time the Western Addition was about 90 percent developed and the physical mixture of residential, commercial, and industrial land uses was little affected by the new regulations. The adoption of a more comprehensive zoning ordinance in 1960 also did little to change existing land uses.

As a predominantly residential area with a wide mixture of commercial and industrial uses, the living environment has been further compromised through the rapid, unrelenting increase in automobiles on the city's streets. The Western Addition soon became a traffic corridor between residential areas to the west and the Central Business District to the east, operating with a street system laid down in a pre-automobile era. Age of development in the area precluded provision for off-street parking, and stationary vehicles on the streets usurped scarce traffic lanes. Thus noise and impeded traffic made their contribution to conditions of blight in the area.

Responding again as a haven for the economically depressed and socially compromised, the Western Addition became a refuge for many among the large influx of Negroes into San Francisco during the years of World War II. Altered living quarters were re-altered into smaller components, and final shelter resources were exploited when basements and attics became places to live.

The last decade in this long story of decline finds blight consolidated and seemingly permanent in the area, accompanied by its environmental associate, social degradation. Absentee ownership applies to almost

90 percent of the dwellings. Secondary and even tertiary financing of properties is common. Lending institutions are reluctant to invest in the area. These conditions, in combination with the economics of expected rent schedules, produce slight hope for rehabilitating the area through the initiative of individual property owners.

B. Designation of Redevelopment Area

In recognition of the above history of development and deterioration, the Board of Supervisors designated the Western Addition as Redevelopment Area A. This designation was accomplished through the following ordinances:

Ordinance 5082 (Series of 1939), August 2, 1948;
Ordinance 7056 (Series of 1939), September 22, 1952;
Ordinance 591-58, October 28, 1958;
Ordinance 76-64, March 9, 1964.

These ordinances contained a finding that the designated area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes as set forth in the California Community Redevelopment Law.

II. SELECTION OF PROJECT AREA

A. Official Local Actions

Section 33500 of the Community Redevelopment Law provides that the City Planning Commission shall select a project area comprising all or part of a redevelopment area as designated by the Board of Supervisors. By Resolution No. 5476, December 21, 1961, the City Planning Commission selected Project Area A-2. Minor modifications to this area selection were made by the City Planning Commission on October 17, 1963, by Resolution No. 5699 and on March 12, 1964, by Resolution No. 5750. Project Area A-2 is shown on the map following this page. The Board of Supervisors approved the application of the San Francisco Redevelopment Agency to the U.S. Housing and Home Finance Agency for funds needed to prepare a redevelopment plan for Western Addition Project Area A-2. The Redevelopment Plan, prepared by the Redevelopment Agency in cooperation with the City Planning Commission and interested City departments, is now completed. The approval of the Redevelopment Plan for Project Area A-2 will permit the achievement of the purposes presented in II-B below and the objectives presented in IV below.

B. Reasons for Selection

Section 33352(a) of the Community Redevelopment Law requires that the reasons for the selection of the project area be set forth. These reasons are:

1. To comply with the policy of the State of California with respect to blighted areas and their required redevelopment.
2. To achieve the objectives of the Master Plan of the City and County of San Francisco as they relate to Project Area A-2.
3. To achieve the objectives of the Preliminary Redevelopment Plan for Western Addition Project Area A-2.
4. To achieve the objectives of the San Francisco Workable Program for Community Improvement as they relate to Project Area A-2.
5. To implement the directive of the Board of Supervisors of the City and County of San Francisco to achieve a community of well balanced housing for all families and single persons.
6. To extend, complement and insure the stability of the redevelopment already undertaken in the Western Addition Approved Redevelopment Project Area A-1.



LEGEND --- PROJECT BOUNDARY

WESTERN ADDITION AREA TWO

SAN FRANCISCO REDEVELOPMENT AGENCY • 525 GOLDEN GATE AVENUE • SAN FRANCISCO 2 • CALIFORNIA

APPROVED BY THE REDEVELOPMENT
AGENCY OF THE CITY AND COUNTY
OF SAN FRANCISCO
CHAIRMAN
SECRETARY

REVISED

DATE
DRAWN BY
CHECKED BY
DIVISION
MAP NUMBER

March 12, 1964

The facts and details of these reasons are set forth separately below.

1. To comply with the policy of the State of California in respect to blighted areas and their required redevelopment. Section 33030 of the California Community Redevelopment Law under "Declaration of State Policy" states,

It is found and declared that there exist in many communities blighted areas which constitute either social or economic liabilities, or both, requiring redevelopment in the interest of the health, safety, and general welfare of the people of such communities and of the State. These blighted areas are characterized by one or more of the conditions set forth in Sections 33031 to 33034, inclusive.

In finding the Western Addition a blighted area and in designating the area as Redevelopment Area A, the Board of Supervisors of the City and County of San Francisco took the first step toward carrying out this State policy. This first step was accomplished through adoption of Ordinance No. 5082 (Series of 1939) approved by the Mayor on August 6, 1948. Modifications in the designation of Redevelopment Area A were made by the Board of Supervisors by Ordinance No. 7506 dated September 22, 1952, No. 591-58 dated November 3, 1958, and No. 76-64 dated March 9, 1964. Another action by the Board of Supervisors in carrying out this policy in the Western Addition was the approval of a Redevelopment Plan for Redevelopment Project Area A-1 on May 31, 1956. Approval of the Redevelopment Plan for Project Area A-2 will permit the accomplishment of State policy within this added portion of the Western Addition.

2. To achieve the objectives of the Master Plan of the City and County of San Francisco as they relate to the Project Area.

The objectives of various elements of the Master Plan will be achieved by approval of the selection of Project Area A-2.

The City-Wide Parking Plan recommends the provision of publicly assisted parking facilities in the general vicinity of the Fillmore Street community shopping district. This objective of achieving adequate community-shopping district parking will be attained through the application of parking requirements set forth in the Redevelopment Plan.

The Trafficways Plan of the Master Plan calls for an improved vehicular circulation system through the Western Addition traffic corridor. The location and extent of Project Area A-2 will facilitate achievement of better east-west traffic movement through widenings of Turk and Fulton

Streets, and provision for further future widening of Fulton Street. North-south traffic movement will be improved through continuation of the widening of Webster Street. A more desirable interior traffic circulation within the project area will be achieved through the realignment and closing of certain streets, as set forth in the Redevelopment Plan.

The Public Health Center Location Plan under the Public Facilities Section of the Master Plan proposes a new health center in or near the project area. The Redevelopment Plan for Project Area A-2 provides a central location for such a facility in the vicinity of the Fillmore shopping district.

The Civic Center Development Plan proposes an expansion of the civic center. The Redevelopment Plan for Project Area A-2 makes provision for that part of the expansion which is located in the project area.

The City-Wide Urban Renewal Plan, an element of the Master Plan, states the following objectives:

1. A classification of the entire City into stable areas and areas where the different elements of the urban renewal program--conservation, rehabilitation, and redevelopment--will most appropriately apply.
2. A program of urban renewal that will prevent the spread of blight; that will rehabilitate areas that are salvable making them sound and healthy neighborhoods; that will clear and redevelop areas that are nonsalvable slums.

The selection of Project Area A-2 in the Western Addition and the program for redevelopment of the area, when carried out, will meet these objectives of the City-Wide Urban Renewal Plan as they apply in the Project area.

Besides the achievement of the objectives of the various elements of the Master Plan as outlined above, the Redevelopment Plan for Project Area A-2 provides for the reconstruction of a new elementary school in a suitable location.

3. To achieve the objectives of the Preliminary Redevelopment Plan for Western Addition Project Area A-2.

On December 21, 1961, the City Planning Commission adopted a Preliminary Redevelopment Plan for Project Area A-2. This Preliminary

Plan was revised on October 17, 1963 and on March 12, 1964 to accommodate the modifications to the boundaries of the project area.

Accomplishment of the proposals set forth in the Preliminary Plan, conforming with the City-Wide Master Plan, would remove the conditions of blight found in the project area. The proposed program of redevelopment, including clearance and rehabilitation where feasible, would eliminate blight and would create stable residential and commercial areas adequately served by necessary community facilities such as schools, parks, and playgrounds and would result in an increased tax yield to the City while at the same time protecting the progress made through redevelopment in the adjoining Project Area A-1.

The proposed Redevelopment Plan for Project Area A-2 incorporates and elaborates the general objectives of the Preliminary Plan.

4. To achieve the objectives of the San Francisco Workable Program for Community Improvement as they relate to the Project Area.

The Workable Program for Community Improvement lists the major community development objectives for San Francisco. Included in this list are the following:

- a) The enhancement of San Francisco's position as one of the great cities of the world; a city nobly built to ennoble the lives of its citizens.
- b) The discovery and exploitation of the City's best economic potentials, thereby assuring continued prosperity for all the citizenry.
- c) The creation and maintenance of a community environment and a supply of housing which will attract and serve a balanced population of all income levels, ages and ethnic groups; including families of moderate income now attracted to suburban areas and minority families who now may have difficulty finding adequate housing.
- d) The strengthening of the City's tax-base to support a high level of public services at a reasonable tax rate.
- e) The provision of facilities and services to enrich the cultural life of the community.
- f) The elimination of slums and the prevention of their recurrence.

- g) The conservation and rehabilitation of buildings and city areas where feasible, in preference to large scale clearance and redevelopment.
- h) The achievement of superior design in buildings and city areas to complement San Francisco's natural beauty.
- i) The encouragement of the active participation of individuals, community organizations and private industry in shaping the future of the City.
- j) The searching for solutions to the social and economic problems which invariably accompany the process of urban change and development.
- k) The employment of all feasible devices to provide adequate housing and improve the living conditions of residents and businesses in areas undergoing renewal treatment.

These objectives are directed towards the correction of the kinds of problems which exist in Western Addition Project Area A-2 and which are apparent in the description of the physical, social, and economic conditions existing in the area as presented below in Chapter III. The selection of this specific project area and its redevelopment according to the Redevelopment Plan will greatly accelerate the achievement of these objectives in the Western Addition.

5. To implement the directive of the Board of Supervisors of the City and County of San Francisco to achieve a community of well balanced housing for all families and single persons.

Shortly after their approval of the application for Federal funds to plan Project Area A-2, the Board of Supervisors of the City and County of San Francisco, in Resolution 349-60 approved on March 22, 1961, requested that the Redevelopment Agency

.... be mindful of the housing needs of all the citizenry within their ranges of financial capabilities and social needs, and to that end seek to devote sites to achieve a community of well balanced housing for all families and single persons, including senior citizens, with income above public housing eligibility levels and below what may be regarded as luxury housing ...

Redevelopment action in Project Area A-2 can make a significant contribution toward the attainment of these housing objectives. Many people now living within the project area have these special housing needs which are recognized in such redevelopment proposals as moderate-priced private housing, housing for the elderly, and scattered public housing.

6. To extend, complement and insure the stability of the redevelopment already undertaken in the Western Addition Project Area A-1.

The sale of land for redevelopment in Project Area A-1 is virtually complete. Construction is completed, under way, or about to begin throughout the area. Eventually, public and private investment in land, buildings, and public improvements will be approximately \$70,000,000.

This investment is important in many ways, both to the immediate area and the entire City. Over 1,800 new dwelling units will be built in Western Addition Project Area A-1, creating a planned urban living environment for about 5,500 persons. New commercial and office space, public facilities, and institutions will be provided to serve both local and larger areas. A Japanese Cultural and Trade Center of international renown will bring to the area not only an outstanding architectural achievement but an important attraction to commercial, cultural, and tourist activity. The new St. Mary's Cathedral, to be constructed on a magnificent site within the area, will be both a physical monument and a spiritual focus for a wide area.

Also of importance is the effect of redevelopment investment in Area A-1 on the tax revenue of the City. Land and improvements in this area before the initiation of redevelopment activities produced an annual tax yield of \$210,000. With the completion of redevelopment this annual yield is expected to increase almost eightfold.

The conditions of blight that exist throughout Area A-2 almost surround the redevelopment progress being made in Area A-1. The continued existence of these conditions can impede the progress now being made and eventually severely compromise the whole redevelopment effort. Thus, extension of redevelopment activities to Project Area A-2 is the logical next step toward renewing and stabilizing the Western Addition.

III. EXISTING CONDITIONS

A. Introduction

Sections 33031 through 33034 of the California Community Redevelopment Law describe the characteristics of a blighted area. These characteristics include:

1. Buildings and structures which are unfit for occupancy and are conducive to ill health and crime because of their defective design or construction, because of overcrowding, because of inadequate provision for light, air and sanitation, or because of age, deterioration, dilapidation, and mixed uses.
2. Economic dislocation, deterioration, or disuse.
3. Inadequate subdivision of lots as to their shape, size and regard for physical characteristics of the ground.
4. Inadequate streets, open spaces, and utilities.
5. Prevalence of depreciated values, impaired investments, and social and economic maladjustment.
6. Lack of proper utilization of the land.

In compliance with Section 33352(b) of the Community Redevelopment Law, a description of the physical, social, and economic conditions existing in the area is presented below.

B. Physical Conditions

1. General Environment

Western Addition Project Area A-2 consists of 276 acres of which over 40 percent or 113.8 acres is made up of streets and public rights-of-way. Seventy-three whole and partial blocks form the grid pattern of the area with a typical street width of 68.75 feet, alley rights-of-way of 35 feet in width, and typical block dimensions of 412.5 feet east and west and 275 feet north and south. These blocks were originally subdivided into long narrow lots, usually with a frontage of 25 feet and a depth of 137.5 feet. Over the years resubdivision and combining of lots have occurred but a long narrow parcel is still the typical building site.

In addition to the design difficulties such sites present, the formerly open rear yards of many lots have become cluttered with derelict accessory structures, while poor access to the rear yards has discouraged the removal of accumulated strata of debris and refuse that mark the passing decades.

As noted earlier, development in the Western Addition took place largely without public regulation of subdivisions, land uses, and building. Even after public regulation of development was imposed, unregulated and/or illegal changes occurred. Inadequate inspection and enforcement in the past, added to the historical accumulation of changes, have resulted in a legacy of wholesale nonconformity with present regulations. Today the area is characterized by both legal and illegal nonconforming uses which are to be found in over 72 percent of the total blocks. Table 1 shows the location, type, and legal status of these nonconforming uses. (All statistical tables can be found in Appendix A.) Table 2 indicates the scope of the problem of correcting unregulated changes.

The traffic circulation system consists of a uniform grid pattern of streets. This system has invited streams of traffic through residential neighborhoods throughout the area, particularly east-west peak hour volumes. Table 3 shows the daily volumes of traffic along major streets through Area A-2 prior to the changes made in Area A-1. Opening of the Geary Expressway has considerably relieved peak-hour congestion, but constant yearly increases in traffic volumes will have to be accommodated with additional improvements. One feature of the grid street system in the Western Addition is the great number of street intersections that contribute to impeded traffic and increase the possibility of accidents. In Area A-2 alone there are approximately 100 major street intersections.

Aside from the functional deficiencies of the street system, the physical condition of the streets is not good. Over 25 acres of these streets require major reconstruction and over 30 acres need resurfacing (Table 4). Thus about one half of the street area is in a state of deterioration.

Closely related to the efficiency of public streets is the availability of off-street parking and loading facilities. Area A-2, particularly in the Fillmore commercial district, is plagued with traffic congestion, greatly aggravated by double parking of vehicles. Table 5 shows the effect on traffic congestion created by a shortage of off-street parking and loading facilities.

The general pattern of land use in Area A-2 is chaotic. The characteristic pattern on a block basis, among the total blocks, and even on many of the individual lots, is a mixture of uses, often quite incompatible. Of the total of 73 blocks, residential uses are found in 69. Intermixed with the living environments of these blocks are other uses such as:

<u>Use</u>	<u>No. of Blocks</u>
Retail, wholesale, and other commercial	60
Manufacturing	38
Churches	28
Institutions	13
Public and private schools	8

Only 162 acres or about 59 percent of the total project area is used for purposes other than streets and public rights-of-way (Table 6). Of this net area, almost 100 acres are used for residential and related purposes. Of the nonresidential area of 62.5 acres, 43.0 acres and 16.3 acres are used for commercial and industrial purposes, respectively.

2. Structural

The age of a structure alone is not necessarily an index of its condition. If a structure is well planned for its function and originally well constructed, proper care and maintenance might prolong its usefulness indefinitely. Too often, however, even the best structures in the Western Addition have been used for radically different purposes from those for which they were originally designed, and continued careful maintenance is rare. These circumstances tend to equate age with deterioration, dilapidation, and obsolescence. Table 7 shows the block location and decade of construction of all structures in Area A-2. The table below summarizes the totals.

NUMBER OF STRUCTURES
BY DECADE OF CONSTRUCTION
(Summarized from Table 7 in Appendix A)

	<u>Before 1880</u>	<u>1880 1889</u>	<u>1890 1899</u>	<u>1900 1909</u>	<u>1910 1919</u>	<u>1920 1929</u>	<u>1930 1939</u>	<u>1940 1949</u>	<u>1950 1959</u>	<u>1960 After</u>
Number	257	285	204	224	226	134	36	15	26	31
Percent	18	20	14	16	16	9	2	1	2	2
Number (cum.)	257	542	746	970	1196	1330	1366	1381	1407	1438
Percent(cum.)	18	38	52	68	84	93	95	96	98	100

As shown above, the structures are quite old. Only seven percent were built within the last three decades, while over 50 percent were built before the turn of the century. Also, revealed in Table 7 is the fact

that the full age range of structures is to be found throughout the project area. These older structures are in fact deteriorated. The table below shows only 26 percent in good condition.

CONDITION OF STRUCTURES
(Summarized from Table 8 in Appendix A)

USE*	GOOD	FAIR	POOR	TOTAL
Residential	245	326	531	1102
Commercial	89	63	77	229
Industrial	21	15	24	60
Institutional	20	17	10	47
TOTAL	375	421	642	1438
Percent	26	29	45	100

* Based on predominant use.

As shown in Table 9, 194 or about 20 percent of the 959 residential structures were illegally converted to increase the number of units. The original average of 2.47 dwelling units per residential structure was raised to 7.88 units. This is an increase of 1,048 units or 218 percent. Table 10 shows that, of the units added by illegal conversion, 627 occurred in structures designed for one to three families and 161 in those designed for four to six families. These conversions changed 63 single-family dwellings into Apartment Houses, as defined by the present City Building Code, and resulted in 338 added units. Except in those uncommon cases of extraordinarily large structures built originally with one to three dwelling units, converted structures became quite overcrowded.

3. Occupancy

As shown in the table below, over one quarter of the total structures have a mixed-use occupancy, and the major portion of these is in predominantly residential use.

USE OF STRUCTURES
(Summarized from Table 11 in Appendix A)

USE	SINGLE USE	MIXED USE ^{1/}	TOTAL
Residential	773 (35) ^{2/}	326 (10)	1099 (45)
Commercial	204 (3)	26 (1)	230 (4)
Industrial	49 (1)	11	60 (1)
TOTAL	1026 (39)	363 (11)	1389 (50)
Percent	74	26	100

^{1/} Mixed use is tabulated under the predominant use.

^{2/} Enclosed figures indicate structures having a related semipublic use, i.e., related to the use category shown. These related semipublic uses are churches and other institutions.

Table 11 indicates that all types of both mixed and single uses are scattered throughout the project. This table also shows that over 13 percent of the net land area is in mixed use.

Measured in gross quantities of land, population, and building coverage, Area A-2 would not appear to have excessive density or overcrowding. However, these elements of blight are present on a selective basis, are both extensive and intensive, and, unfortunately, would appear to apply chiefly to dwellings housing families with children. As shown in Table 12, 10.45 percent of all occupied units in the Area A-2 Census Tracts have 1.01 or more persons per room (the Census measure of overcrowding). This same rate for the City is 6.13 percent.

These overcrowded units are to be found throughout the project area and, as shown in Table 13, over 50 percent of the blocks have overcrowding in more than 10 percent of the occupied units.

In April 1962, a special survey of residents in Western Addition Area A-2 revealed that practically all large families (predominantly nonwhite) were living in quarters where the ratio of persons per room exceeded one, sometimes being substantially in excess of this ratio. The survey also found that all families with seven or more persons had one or less rooms per person with the ratio reaching as high as 3.7 persons per room. This indicates that the larger families live in the most crowded quarters and that these large families are predominantly nonwhite.

C. Social Conditions

1. Population

Today about 15,000 people live in the Area A-2 portion of the Western Addition. As might be expected, characteristics of this population follow the pattern typically found in the run-down central areas of large American cities. Relative to the whole population of San Francisco, that of Area A-2 has:

- a. Families and individuals with lower incomes;
- b. More single individuals and fewer families;
- c. More children who do not live with both parents;
- d. A larger number of older people;
- e. A larger nonwhite population;
- f. A much smaller number of people who own their place of residence;

- g. A shorter occupancy of place of residence; and
- h. A higher rate of unemployment and welfare cases.

The Sample Survey of Residents of Area A-2, conducted by the Re-development Agency in 1961 and 1962, along with the U.S. Census of 1960, document the characteristics above.

Other characteristics of the population are not revealed by these statistics. For example, the pattern of school attendance contrasts widely with that in more stable residential areas of the City.

From September 1961 to May 1962, the pupil transfers into the John Swett Elementary School were 388, while transfers out were 281. This turnover is relative to a peak enrollment of 669 for the period. The turnover during the last three years for this school has been about 150 percent. Children in this school range in age from four years nine months to 13 years. The Raphael Weill School, between September 1961 and February 1962, had 370 pupil transfers in with 245 transfers out. Of those leaving, only 43 were graduates. In the case of the Golden Gate Elementary School, the transfers in and out from February to May 1962 were 101 and 93, respectively.

This movement of school children does not always represent different individuals since the same child might make more than one transfer in and out of the same school during a term. The extent of the shifts in residential occupancy reflected in this movement of pupils is seen when contrasted with that of other schools. The Lawton and Mark Twain Elementary Schools, for example, report such transfers in and out as almost nil.

The general mobility of the entire population is reflected in the 1960 Census of Housing with data on change of residence between 1955 and 1960. Table 17 presents this information for both Area A-2 and the total City. In Area A-2, only 31.5 percent of the relevant population lived in the same house in 1960 as in 1955. In contrast, the comparable figure for the entire City is 45 percent.

2. Income

As would be expected in a blighted area, individual and family incomes in the Western Addition are lower than the average for the City. The 1960 Census of Population reports almost 31 percent of the families in Area A-2 had annual incomes of less than \$3,000, compared with about 13 percent for San Francisco as a whole. Almost 69 percent of the families in the area had incomes of less than \$6,000 per year, contrasting with about 42 percent for the City. As shown in Table 14,

the median annual income for families in San Francisco was \$6,717. In Area A-2 census tracts such income ranged from \$3,463 to \$5,797.

The Sample Survey of Residents of Area A-2 revealed that although nearly 40 percent of the families and single persons had a median monthly income of less than \$250, about 19 percent had incomes of \$650 or more. This survey also revealed that over eight percent of family heads and single persons were unemployed and 10 percent of the families were receiving welfare aid.

3. Health

In terms of standard indices, the health of residents in the Western Addition does not measure up to City averages. Table 18 compares the rates for venereal disease, tuberculosis, infant deaths, and premature births of the Western Addition with those for the City. In all cases, the Western Addition rates are higher.

4. Juvenile Delinquency and Crime

As would be expected in association with the combination of social conditions described above, both juvenile delinquency and crime rates are higher in the Western Addition than in the City as a whole. As an example, the rate of reported juvenile offenses for 1960 was 113 per 1,000 juveniles for the Western Addition and 58 per 1,000 juveniles for the City. Comparative crime rates are shown on Tables 19 and 20.

D. Economic Conditions

1. Commercial Development

It is difficult to say at any one time exactly how many businesses or business premises are located in Area A-2. There appear to be about 1,000 separate premises, and 988 of these are shown by major type and location in Table 21. The three major location groupings are Van Ness Avenue, Fillmore Street, and McAllister Street.

The Survey of Businesses in nonresidential structures conducted by the Agency in April and May of 1962 resulted in wholly or partially completed interviews with 254 of the estimated 350 businesses in such structures, or a 73-percent sample. These businesses are to be found in all of the major location groupings noted above.

Aside from the many comments by merchants on the lack of business, particularly in the Fillmore commercial area, business volume can be inferred from the number of employees per establishment. Table 24 shows 22 percent of the businesses were operated by the owner alone.

If self-employed and family-operated businesses are grouped with those hiring employees, the median number of employees per establishment is less than two.

The average vacancy rate for commercial premises in the project area is over 13 percent (Table 21). This rate is highest in the Fillmore commercial area where about 20 percent of the spaces are vacant.

Monthly rent for the business premises can also be used as a general guide to indicate economic viability in the area. As seen in Table 25, over 50 percent of the 156 respondents paid less than \$200 per month rent and over 30 percent paid less than \$110 per month. These rents are not necessarily an index of either location or size of premises.

With notable exceptions, mainly in the Van Ness Avenue area, commercial development in Area A-2 can be described as in a blighted condition. Other economic and social factors contributing to this condition are:

- a. Conversion of buildings to uses inferior to those originally intended.
- b. History of frequent violation of zoning, building code, and other ordinances.
- c. Obsolete buildings not adaptable to modern operations.
- d. Change in shopping habits of potential customers.
- e. Change in characteristics of population in the trade area, including their demand for commercial products and services.
- f. Crime and delinquency rates in the vicinity.
- g. Lack of recreational facilities and open space.

2. Owner and Renter Occupancy

Over 93 percent of the occupied housing units in Area A-2 are occupied by renters. Table 16 shows owner and renter occupancy of housing units by blocks.

Only 25 percent of the proprietors of commercial and industrial establishments occupied their own premises. This rate, as shown in Table 22, applies only to nonresidential structural occupancy. If the more marginal two-thirds of the total businesses were included, this rate would be appreciably lower. The same table

also shows that 27 percent of the businesses rented their premises on a month-to-month basis.

The length of time of businesses in their present premises is shown in Table 23. Here the occupants are about equally divided between those on the premises 10 years or more and those less than 10 years. Of all business occupants, 15 percent have been in their premises less than one year while 25 percent have been there less than two years.

3. Assessed Valuations

There has been no recent area reassessment of property in the Western Addition. Thus it is not practical to attempt an analysis of changed assessed values.

It is possible, however, to make comparisons between different portions of Area A-2 and other areas on the basis of the ratio of assessments given to land and improvements. Table 26 shows these ratios for selected portions of Area A-2 and a nearby area outside its boundary.

The assessed value of improvements for every dollar of assessed land value varies from \$18.60 to \$0.70 within Area A-2. Even including the improvements assessed in excess of \$4 million for one block (the Jack Tar Hotel) the average for Area A-2 is only \$2.50, whereas the medium-density, purely residential, Anza Vista-Laurel Heights comparison area has a ratio of \$3.20.

E. Conclusions

The above information on the physical, social, and economic conditions in the Western Addition area illustrates that Project Area A-2 is blighted in terms of the characteristics of blight described in Sections 33031 through 33034 of the California Community Redevelopment Law.

IV. OBJECTIVES OF THE REDEVELOPMENT PLAN

Redevelopment as a means to promote the health, safety, and general welfare is established as a policy of the people of the State of California in the California Community Redevelopment Law. "It is found and declared that there exist in many communities blighted areas which constitute either social or economic liabilities, or both, requiring redevelopment in the interest of the health, safety, and general welfare of the people of such communities and of the State." The Community Redevelopment Law further declares the policy of the State to be: "To protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the communities in which they exist by remedying such injurious conditions through the employment of all appropriate means," and, "That the redevelopment of blighted areas and the provision for appropriate continuing land use and construction policies in them constitute public uses and purposes for which public money may be advanced or expended and private property acquired, and are governmental functions of state concern in the interest of health, safety, and welfare of the people of the State and of the communities in which the areas exist."

To carry out established State policy of promoting the public health, safety, and welfare through the redevelopment process four major objectives were established as the basis for the Redevelopment Plan.

- A. Elimination of blight and blighting influences existing in the project through the application of the means available under the Community Redevelopment Law including: owner participation, rehabilitation of structures, acquisition, clearance, and sale of cleared land to public and private developers for redevelopment and use in accordance with the provisions of the redevelopment plan.
- B. Creation of an attractive, primarily residential community which is socially and economically integrated and which contains ample public facilities and healthy commercial areas convenient to the residents. This new Western Addition will be achieved through the preservation of sound existing properties thus maintaining historical continuity and through the allocation of land for various uses in amounts calculated to be in sound balance, and through the establishment of controls on development designed to assure an esthetically pleasing as well as functionally sound environment.
- C. Expansion of the economy of the City by strengthening business development in the general business area adjacent to Van Ness Avenue, and by re-establishing such community business areas as the Fillmore Center and the Nihonmachi on a functionally sound basis through expansion or consolidation. This will be done by making cleared land available for new investment in a sound environment, and by strengthening the tax base through new and more appropriate development and use of the area.
- D. Creation of a more efficient street system to handle both through and local traffic effectively and to create, in residential areas, a safe and quiet environment.

V. DESCRIPTION OF PLAN

The Redevelopment Plan for the Western Addition Project Area A-2 consists of two parts. Part One consists of the text portion of the Redevelopment Plan. Part Two includes two maps, one of which deals with land use and the other with retention of some structures for rehabilitation and acquisition of others for new development. All elements of a redevelopment plan, as required by Article 4 of Chapter 4 of the Community Redevelopment Law (Health and Safety Code Sections 33333 et seq.) are included in the Redevelopment Plan for the Western Addition Project Area A-2.

The Redevelopment Plan identifies the location and the standards for development for the following categories of land use:

RM Residential, Medium Density
 RH Residential, High Density
 RN Residential and Neighborhood Commercial
 CC Commercial, Community Shopping
 CI General Commercial, Intermediate Density
 CH General Commercial, High Density
 I Institutional
 P Public

The change in land use that will occur as a result of carrying out the Redevelopment Plan is summarized by the following acreage data:

<u>Land Use</u>	<u>Existing</u>	<u>Change</u>	<u>Proposed</u>
Residential and Related Uses	99.7	+27.4	127.1
Nonresidential and Related Uses	<u>62.5</u>	<u>-20.6</u>	<u>41.9</u>
Net Acreage	162.2	+ 6.8	169.0
Streets	<u>113.8</u>	<u>- 6.8</u>	<u>107.0</u>
Gross Acreage	276.0	0	276.0

Thus, the land devoted to residential and related uses will be increased by 27.4 acres as a net result of reducing the amount of land used for streets by 6.8 acres and for nonresidential uses by 20.6.

The land uses identified in the Redevelopment Plan are described below by their general categories.

A. Residential Districts

The project area will be redeveloped predominantly in residential use in accordance with the Master Plan of the City and County of San Francisco. Of the net land area, 75 percent will be devoted to residential and related uses.

Of the 5,800 to 6,500 housing units anticipated for the project area, between 1,002 and 1,702 will be new regular market housing. Assuming that the average number of such units, 1,352, is the end result, the distribution of housing in the completed project would be as follows:

	<u>Number</u>	<u>Percent</u>
<u>New Units</u>	3,752	60.9
Regular Market	1,352	21.9
Moderate-Priced Private Housing	1,400	22.7
Senior Citizens Private Housing	800	13.0
Scattered Public Housing	200	3.3
<u>Existing Units</u>	2,408	39.1
Rehabilitation, Private Units	2,200	35.7
Existing Public Housing	208	3.4
 Total	 6,160	 100.0

Thus, of all housing units in the completed project, 35.7 percent will have been rehabilitated for private use, 35.7 percent will be new moderate-priced and senior citizen private housing, 21.9 percent will be new regular market private housing, 3.3 percent will be scattered public housing, and 3.4 percent will be existing public housing.

The residential areas designated for medium density are planned to be developed to house about 140 persons per net acre; the high density residential areas are planned to house about 200 persons per net acre. The category of residential and neighborhood commercial will permit residential buildings and small convenience and service stores for such businesses as grocery stores and drug stores. Within the proposed four-block Nihonmachi area, bounded by Webster, Bush, Laguna and Post Streets, approximately one block is designated for this use. Other small neighborhood-commercial areas are located throughout the project area so that such uses will be available within three blocks of every dwelling. In total, it is estimated that around 18,000 people will reside in Area A-2 upon completion of its redevelopment.

B. Commercial Areas

Three types of commercial areas are delineated in the Redevelopment Plan: the Community Shopping District (CC) along Fillmore Street between Geary Boulevard and Turk Street; High Density General Commercial (CH) along Van Ness from Bush Street to Golden Gate Avenue; and Intermediate Density General Commercial (CI) along the west side of Franklin Street between Bush and Post Streets, in the area bounded by Gough Street, Turk Street and the Central Freeway, and in the area adjoining the Civic Center. (The Redevelopment Plan makes alternate provision for this latter space to be used for the expansion of the Civic Center.)

The purpose of the Community Shopping District (CC) is to provide for shopping, personal service, commercial recreation, and other establishments to meet the needs of residents and workers within the community area. The intensity of new development is limited to one square foot of floor area for each square foot of land area, a ratio of 1:1.

The purpose of both the Intermediate and High Density General Commercial Districts (CI and CH) is to provide for business and commercial uses to serve primarily a City-wide or regional market. For the Intermediate Density General Commercial areas, the maximum intensity of development is 3.6 square feet of floor area per square foot of land area (a ratio of 3.6:1) and for the High Density General Commercial areas, nine square feet of floor area per square foot of land (a ratio of 9:1).

C. Institutional Areas

The land use category for institutional uses (I) makes provision for religious, educational, charitable, and cultural facilities serving the immediate community, the City, and the Region. The areas designated in the Redevelopment Plan indicate the necessary locations for churches, private schools, and similar facilities, and principally make provision for continuation of existing institutions.

D. Public Areas

The Redevelopment Plan designates certain areas for public development and use. These include a new elementary school, a public health center, a fire station, a day-care center, and pedestrian malls in connection with both the Community Shopping area along Fillmore Street and the Residential and Neighborhood Commercial area, the Nihonmachi, bounded by Bush, Laguna, Post, and Webster Streets.

E. Traffic and Major Streets

Since the Western Addition lies directly between downtown and the Richmond and Sunset residential districts, the Redevelopment Plan makes provision for major traffic routes through the project area. In order to accommodate the large volume of automobiles which move through this corridor, the Redevelopment Plan provides for the widening of Turk and Fulton Streets.

Major north-south traffic will continue to use Van Ness Avenue and Franklin, Gough, Webster, and Divisadero Streets. The Redevelopment Plan makes provision for the widening of Webster Street for an additional three blocks from Golden Gate Avenue to Grove Street on the south and two blocks from Post Street to Bush Street on the north.

In order to relieve traffic congestion on all streets, all new development will be required to provide adequate space for off-street parking and off-street loading.

VI. HOW REDEVELOPMENT WILL BE ACCOMPLISHED

A. Meeting Needs of Present Residents and Businesses

In preparing the Redevelopment Plan for Western Addition Project A-2, maximum effort has been made to retain existing residents and businesses within the area. The many examples resulting from this effort include the following:

- (1) Rehabilitation of existing structures wherever feasible.
- (2) Provision for owner participation in the improvement and rehabilitation of property within the area.
- (3) Provision of housing resources to meet the needs of present residents on a priority basis in terms of a substantial amount of moderate-priced private housing, senior citizen housing and scattered public housing units.
- (4) Massive retention of existing churches and institutions.
- (5) Reconstruction of the Fillmore shopping district around major existing uses.
- (6) Reconstruction of the Nihonmachi (Japanese Town) business area to provide accommodations for existing businesses.
- (7) Provision of a special area, now identified as McAllister Mart, for antique shops and secondhand furniture and appliance stores.
- (8) Provision of an area for specialized food stores, such as bakeries and delicatessens traditionally located here.
- (9) Retention of all sound buildings along Van Ness Avenue for their continued use as restaurants, hotels, shops, office buildings, and automobile sales establishments.

The above efforts to retain existing development or provide new facilities needed by present residents and businesses were made in cooperation with many organizations and individuals among which were the Fillmore Merchants and Improvement Association, the United Committee for the Japanese Community, the Western Addition District Council, and the many public and private health and welfare agencies whose programs in any way affect the project area.

As noted, maximum effort has been made during the planning phase either to retain present residents and businesses in buildings which can be feasibly rehabilitated or to provide new accommodations for them in the area. This effort will be continued in the process of carrying out the provisions of the Redevelopment Plan.

B. Rehabilitation

It is a purpose of the Redevelopment Plan to permit the rehabilitation of as many structures in the area as possible. The extent of achievable rehabilitation is limited by its financial feasibility and the requirements of effective redevelopment of the area.

Map II of the Redevelopment Plan indicates the classification of all properties in terms of minor rehabilitation, major rehabilitation, acquisition, or current public ownership. These classifications are based upon a thorough study of the economic feasibility of rehabilitation. As the table below indicates, about 27 percent of the properties and 34 percent of the land area is classified for either minor or major rehabilitation.

	<u>Properties</u>		<u>Acres</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Minor Rehabilitation*	140	9.2	29.9	19.2
Major Rehabilitation	270	17.7	22.4	14.4
Acquisition	<u>1,112</u>	<u>73.1</u>	<u>103.3</u>	<u>66.4</u>
Totals	1,522	100.0	155.6	100.0

*Includes 2.6 acres in the one public housing property.

Again, wherever possible, the present owners of structures scheduled for rehabilitation will be urged to retain their properties and carry out the rehabilitation themselves. Because these structures are located within a redevelopment project, the rehabilitation of residential structures can be financed through the special programs of the Federal Housing Administration in accordance with the rehabilitation standards established for the area. If the present owner does not desire to participate in the rehabilitation of the structure, the Agency will purchase the property and seek to dispose of it to achieve the objectives of the Redevelopment Plan.

C. Owner Participation

The major device for accomplishing the rehabilitation of existing structures will be the participation of property owners. The opportunity for owner participation will be extended to owners of real property in the project area in an effort to enable many qualified owners to remain and participate in the redevelopment of the project area.

Owner-participation rules, which set forth the necessary procedures and requirements, have been established by the Redevelopment Agency in accordance with Section 33345 of the California Community Redevelopment Law. These rules include standards and procedures for rehabilitation of existing buildings.

The Redevelopment Agency will provide staff services to those owners who indicate an interest in becoming participants. These services will include preliminary planning and sketches, estimating improvement costs, and assisting the owner to arrange suitable financing. All acceptable proposals by interested and qualified owners will be incorporated into their owner participation agreements.

D. Acquisition

In those cases where acquisition is necessary to accomplish the objectives of the Redevelopment Plan, the owner will be offered fair value for his property. This value will have been based upon two independent appraisals. Condemnation proceedings will not be employed unless the negotiations for purchasing the property fail. The public interest and necessity require the use of the power of eminent domain by the Agency to purchase those real properties in the project area which must be acquired to accomplish redevelopment and which cannot be acquired by the Agency through other lawful methods.

E. Disposition

All property acquired by the Redevelopment Agency will be sold at prices which are not less than fair value for uses in accordance with the Redevelopment Plan. Purchasers of property will be required to begin and complete development of the property within reasonable periods of time.

In accordance with community needs and objectives, a portion of the Project may be allocated and sold or leased by the Agency for construction of moderate priced private housing for sale or rental primarily to single persons or families of moderate income or to senior citizens (persons 62 years of age or over). Families and persons displaced from their present residences by redevelopment project activities or other public action will be accorded priority in such housing in accordance with rules and regulations to be established by the Agency.

In order to insure that sales prices, rent levels and standards of construction and maintenance will be consistent with the needs of such persons and families, disposition of properties for such purposes shall be subject to the following special provisions in addition to the general provisions of this Plan.

The price established by the Agency for the sale of the property to the developer will take into consideration the need for moderate priced private housing and senior citizen housing in the community, and will reflect the fair value of the property for such specialized use.

F. Housing

Aside from the estimated 2,200 housing units within existing structures which may be rehabilitated, it is the intention of the Redevelopment Agency to accommodate the construction of about 3,700 units of new housing to meet the needs of residents of the project area and of the City and County of San Francisco. This will involve some 1,400 units of moderate-priced private housing, about 800 units of senior citizen private housing, approximately 1,300 units of regular market housing, and 200 units of low-rent, scattered public housing.

The Agency's intention to accommodate such housing is for the purpose of implementing the directive of the Board of Supervisors as embodied in their Resolution 349-60 of March 22, 1961. In this resolution, the Board requested that the Redevelopment Agency

...be mindful of the housing needs of all the citizenry within their ranges of financial capabilities and social needs, and to that end seek to devote sites to achieve a community of well balanced housing for all families and single persons, including senior citizens, with income above public housing eligibility levels and below what may be regarded as luxury housing...

G. Public Facilities

Public facilities have been identified above in Chapter V. The primary methods for accomplishing their development are the Capital Improvement Program, the Capital Budget, and the Cooperation Agreement between the Redevelopment Agency and the City and County of San Francisco.

H. Retention of Churches and Institutions

Every attempt has been made during the planning phase to retain as many of the existing churches and institutions as feasible. Fortunately, the physical condition of many of the structures involving such uses permits their retention. In some cases, only minor restoration is necessary to bring these structures up to their potential quality.

There are 53 churches in the project area. Of these, 28 occupy conventional church structures and the remainder hold their services in commercial spaces commonly referred to as "store fronts". Those church structures which need rehabilitation are encouraged to remain. The Redevelopment Agency, as a matter of policy, will provide assistance to those displaced in finding new sites.

I Relocation

In accordance with Sections 33411 and 33412 of the California Community Redevelopment Law, the Redevelopment Agency has prepared a feasible program for the relocation of businesses and rehousing of families and persons to be displaced by the redevelopment project. This program is presented in detail in Appendix C, a summary of which is set forth below.

1. The Redevelopment Agency will assist all families, individuals, and business concerns displaced by project activities. Such individuals and families will be assisted in finding housing which is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. Displaced families, individuals, and business concerns will receive relocation payments for moving expenses and for direct losses of certain personal property. Tenants of a particular building will not be relocated until the building is acquired by the Agency, and clearance of the building will not proceed until suitable relocation of all tenants is accomplished.
2. The relocation program is scheduled over a five-year period in order that a relatively small number of residents will be affected at any one time. Since acquired property will be managed by the Redevelopment Agency on an interim basis, gradual relocation and the phasing of clearance and new construction will make it possible to utilize new development as a relocation resource. Rehousing resources will be moderate-priced private housing, low-rent public housing, and private sales and rental housing. If they so desire, some 1,225 families and some 1,560 single individuals can remain or be rehoused within Area A-2.
3. A unique housing resource for 60 selected low-income families will become available under a demonstration project involving direct rental subsidies and supporting rehabilitative services sponsored by the San Francisco Development Fund.
4. To supplement and facilitate the rehousing of residents the Agency has developed a community services program which includes the following:
 - a. Because the success of the rehousing program depends in great part upon the willingness of residents to work with the Agency, staff representatives have been going door to door in the area to inform residents on plans and to explain to them Agency relocation responsibilities. To supplement these direct contacts, information pamphlets have been mailed to residents and groups and Agency representatives have contacted Area 2 schools, churches, and organizations. It is the Agency's feeling that area residents must be well-informed on relocation if they are to take advantage of all aids available to them.

- b. In order to best disseminate information and to aid in establishing ties with the community, an Area 2 site office was opened at 1269 McAllister Street in November, 1962, a full year to eighteen months before the project was scheduled to begin. Announcements of the site office opening were widely distributed throughout the area, and a series of 15 small informal meetings was held to which representatives of various interested organizations were invited.
- c. During the planning period Agency staff have been working with social agencies to keep them informed on redevelopment plans, and to plan cooperatively for needed social services.
- d. A homemaking specialist has been hired to advise families on such home economics matters as proper budgeting, meal planning, sewing, and furniture renovation. A pilot homemaking program is presently in progress and has met with encouraging response from Area 2 families contacted to date.
- e. As soon as the plan is approved, the Agency will hire qualified social work staff to identify problems brought to light by the relocation process and to make referrals to proper social agencies for treatment.
- f. At the instigation of the Agency, the San Francisco Council of Churches applied for and received a \$50,000 grant through which qualified social workers will train and assist volunteers in working with elderly relocatees in an effort to ease difficulties faced in the rehousing process.

J. Safeguards for Accomplishing Redevelopment

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Plan, agreements with owner participants and with redevelopers will include, among others, the following provisions:

- 1. The land is for redevelopment and not speculation.
- 2. The land is to be improved in conformity with the development standards of the Plan.
- 3. Architectural plans, site and landscape plans, and sign plans shall be reviewed and approved by the Redevelopment Agency.
- 4. Discrimination or segregation on account of race, color, creed, national origin, or ancestry in the sale, lease, transfer or use of property is prohibited.

VII. ANALYSIS OF FINANCIAL FEASIBILITY

This project has a gross project cost of \$73,928,125 of which the City is providing \$4,190,251 in public facilities and the Federal Government will lend the Redevelopment Agency \$69,605,618. The loan funds will enable the Agency to acquire those properties scheduled for acquisition, to provide technical assistance to property owners who rehabilitate, to relocate those who are displaced, to clear the land, to provide certain site improvements, to pay necessary interest expenses, and to finance the disposition program.

It is estimated that the acquired property will sell for \$31,980,626. These receipts subtracted from the gross project cost of \$73,928,125 leave a net project cost of \$41,947,499 to be shared by the Federal Government and the City. Because of the City's carry-over credits from other projects, the grant availability from the Federal Government will provide an estimated project grant of \$36,757,248, leaving only \$5,190,000 to be provided by the City. Of this, \$4,190,000 is to be credited for public facilities completed, under construction, or in the planning stage. Area A-2 real estate tax credits of \$1,000,000 will be credited to the City.

In addition to the above aid, the Federal Government will provide a Relocation Grant of \$867,744 to pay moving expenses and property losses of relocatees in accordance with Federal regulations.

A detail of budgeted expenditures showing the effect of pooling credits for the three projects in execution and this project may be found on the following page.

BUDGETED EXPENDITURES
(000's)

	<u>TOTAL</u>	<u>WESTERN ADDITION AREA A-2 CALIF. R-54</u>	<u>EMBARCADERO LOWER MARKET E-1 CALIF. R-7</u>	<u>WESTERN ADDITION AREA A-1 UR CALIF. 2-2</u>	<u>DIAMOND HEIGHTS B-1 UR CALIF. 2-1</u>
Agency (Federal Loan) Expenditures					
Survey and Planning	\$ 2,337	\$ 1,296	\$ 176	\$ 283	\$ 582
Legal and Administrative	4,726	2,064	1,079	771	812
Real Estate Purchases and Acquisition Expenses	94,393	56,380	20,344	15,536	2,133
Site Clearance and Improvements	10,965	3,454	1,621	1,063	4,827
Relocation, Property Management and Rehabilitation	1,195	1,435	(627)	384	3
Disposition	1,484	506	500	179	299
Interest (Net)	5,241	2,880	1,365	880	116
Contingencies	2,214	1,723	209	124	158
Total	<u>122,555</u>	<u>69,738</u>	<u>24,667</u>	<u>19,220</u>	<u>8,930</u>
City (Grant-in-Aid) Expenditures					
Garages	7,800		4,443	3,357	
Other	14,298	4,190	2,233	3,734	4,141
Gross Project Cost	<u>144,653</u>	<u>73,928</u>	<u>31,343</u>	<u>26,311</u>	<u>13,071</u>
Less: Proceeds from Project Land	71,315	31,981	16,545	10,206	12,583
Profit from Completed Projects	3,802		3,802 ^{1/}		
Net Project Cost	<u>69,536</u>	<u>41,947</u>	<u>10,996</u>	<u>16,105</u>	<u>488</u>
Less: City Share Available (Includes City Expenditures, Cash and Credits)	24,456	5,190	7,486	7,490	4,290
Federal Project Grant	45,080	36,757	3,510	8,615	(3,802) ^{1/}
City Minimum Share (1/3)	23,178	13,982	3,665	5,368	163
City's Pooling Credits	1,278	(8,792)	3,821	2,122	4,127
Relocation Grant	1,624	868	455	297	4
Total Grant	<u>46,704</u>	<u>37,625</u>	<u>3,965</u>	<u>8,912</u>	<u>(3,798)</u>

^{1/} Surplus cash transferred from Diamond Heights B-1 to Embarcadero Lower Market E-1 to reduce net project cost.

APPENDIX A

DATA ON EXISTING CONDITIONS

This appendix consists of 27 tables on existing conditions and supplements the discussion in Chapter III.

LIST OF TABLES

Table 1:	NONCONFORMING USES WESTERN ADDITION AREA A-2
Table 2:	ABATEMENT OF ILLEGALLY CONVERTED RESIDENTIAL STRUCTURES WESTERN ADDITION AREA A-2
Table 3:	APPROXIMATE TRAFFIC FLOW ON MAJOR STREETS WESTERN ADDITION AREA A-2
Table 4:	CONDITION OF STREETS WESTERN ADDITION AREA A-2
Table 5:	TRAFFIC GENERATION BY VARIOUS BUSINESSES WESTERN ADDITION AREA A-2
Table 6:	EXISTING LAND USE WESTERN ADDITION AREA A-2
Table 7:	NUMBER OF STRUCTURES BY DECADE OF CONSTRUCTION WESTERN ADDITION AREA A-2
Table 8:	CONDITION OF STRUCTURES WESTERN ADDITION AREA A-2
Table 9:	DWELLING UNITS IN ILLEGALLY CONVERTED RESIDENTIAL STRUCTURES WESTERN ADDITION AREA A-2
Table 10:	UNITS ADDED BY ILLEGAL CONVERSION OF ONE-TO-SIX UNIT STRUCTURES WESTERN ADDITION AREA A-2
Table 11:	USE OF STRUCTURES WESTERN ADDITION AREA A-2
Table 12:	CHARACTERISTICS OF HOUSING UNITS WESTERN ADDITION AREA A-2 AND SAN FRANCISCO
Table 13:	OCCUPIED UNITS WITH 1.0 OR MORE PERSONS PER ROOM WESTERN ADDITION AREA A-2
Table 14:	FAMILY INCOME IN 1959 WESTERN ADDITION AREA A-2 AND SAN FRANCISCO
Table 15:	PERSONS UNDER 18 YEARS OLD LIVING WITH BOTH PARENTS WESTERN ADDITION AREA A-2 AND SAN FRANCISCO
Table 16:	OWNER AND RENTER OCCUPANCY WESTERN ADDITION AREA A-2
Table 17:	CHANGE IN RESIDENCE BETWEEN 1955 AND 1960 WESTERN ADDITION AREA A-2 AND SAN FRANCISCO
Table 18:	SELECTED PUBLIC HEALTH DATA WESTERN ADDITION AND SAN FRANCISCO

- Table 19: MAJOR CRIMES AGAINST PERSONS
WESTERN ADDITION AREA A-2 AND SAN FRANCISCO
- Table 20: OTHER CRIMES
WESTERN ADDITION AREA A-2 AND SAN FRANCISCO
- Table 21: NUMBER OF BUSINESS PREMISES BY TYPE OF OCCUPANCY
WESTERN ADDITION AREA A-2
- Table 22: TENURE OF OCCUPANCY, BUSINESSES IN NONRESIDENTIAL STRUCTURES
WESTERN ADDITION AREA A-2
- Table 23: LENGTH OF TIME OF BUSINESSES IN NONRESIDENTIAL STRUCTURES
WESTERN ADDITION AREA A-2
- Table 24: NUMBER OF EMPLOYEES PER ESTABLISHMENT IN NONRESIDENTIAL STRUCTURES
WESTERN ADDITION AREA A-2
- Table 25: RENT SCHEDULE OF BUSINESSES IN NONRESIDENTIAL STRUCTURES
WESTERN ADDITION AREA A-2
- Table 26: RATIO OF ASSESSED VALUATIONS OF IMPROVEMENTS TO LAND
WESTERN ADDITION AREA A-2

Table 1:

NONCONFORMING USES
WESTERN ADDITION AREA A-2

Block-Lot	Address	Zone in 1960	Date Established	Nonconforming Use	Termination Date
673-3	1557 Gough	R-5	'46	art studio	1980
673-6, 10	1550 Sutter	R-5	46	Red Cross	none
673-9	1769 Bush	R-5	56	parking lot	none
674-2	1621 Octavia	R-5	59	parking lot	none
674-2A	1600-10 Sutter	R-5	21	grocery	none
674-9	1694-98 Sutter	R-4	21	multiple comm.	none
674-12	1899 Bush	R-3	21	warehouse	1980
674-15, 16	1859 Bush	R-3	58	parking lot	none
675-1	1901-03 $\frac{1}{2}$ Bush	R-3	21	market	1980
675-4	1727-33 Laguna	R-4	47	camera store	1980
675-5	1701 Laguna	R-4	21	recording service	none
675-6	1724 Sutter	R-4	21	tackle shop	1980
675-8	1732-40 Sutter	R-4	21	transfer co. (offc. OK only)	1980
675-9	1752 Sutter	R-4	21	machine shop, auto supply	1980
675-12	1780-84 Sutter	R-4	21	International Culture Co.	1980
675-17	1836 Buchanan	R-3	21	market	1980
675-26	1923 Bush	R-3	21	importer-apparently illegal	
675-27	1919 Bush	R-3	21	goldfish company	1965
675-28	1913-15 Bush	R-3	21	truck rental	1965
676-5	1800 Sutter	R-4	21	employment agency	none
676-6	1808 Sutter	R-4	21	grocery	1980
676-12	1866 Sutter	R-4	21	contractor's storage	1980
676-13	1868 Sutter	R-4	21	cafe ILLEGAL LOT CUT	1980
676-13A	1874 Sutter	R-4	21	grocery ILLEGAL LOT CUT	1980
676-13B	1876 Sutter	R-4	21	restaurant ILLEGAL LOT CUT	1980
676-13C	1882 Sutter	R-4	21	vacant store ILLEGAL LOT CUT	1980
676-14	1896 Sutter	R-4	21	multiple comm.	none
677-1	2101 Bush	R-3	21	liquor store	1980
677-6	1900 Sutter	R-4	21	grocery	none
677-7	1910 Sutter	R-4	21	store	1980
677-8	1914 Sutter	R-4	21	piano studio	1980
678-21	2271 Bush	R-4	21	furniture storage	1980
678-28	2295 Bush	R-4	58	gas station	none
684-1	1901 Sutter	R-4	21	cleaners	none
684-2	1655 Webster	R-4	21	church hall	none
684-4	1643 Webster	R-4	21	laundry	1980
684-5	1635 Webster	R-4	21	vacant store	1980
685-19	1628 Webster	R-4	21	beauty shop	1980
685-24	1881 Sutter	R-4	21	shoe repair	1980
685-27	1825 Sutter	R-4	21	restaurant	1980
685-29	1815 Sutter	R-4	21	van storage-apparently illegal	
685-30	1813 Sutter	R-4	21	bank	1980
686-1	1701 Sutter	R-4	21	garage, auto service	1980
686-4	1619 Laguna	R-4	21	new restaurant	1980
686-5	1615 Laguna	R-4	21	store	1980
686-6	1611 Laguna	R-4	21	vacant store	1980
686-7	1600 Post	R-4	21	multiple comm.	none
686-25	1759 Sutter	R-4	21	Oriental Culture Book Co.	1965

Table 1: (continued)

Block-Lot	Address	Zone in 1960	Date Etab-lished	Nonconforming Use	Termination Date
686-25A	1739 Sutter	R-4	'21	newspaper	1980
686-26	1733 Sutter	R-4	21	vacant cafe	1980
687-12	1562 Post	R-4	21	plumbing and heating	1965
687-13	1568 Post	R-4	21	storage	1965
687-14	1580 Post	R-4	21	Yamato Auto Repair	1980
687-15	1584 Post	R-4	21	tackle shop, vacant store	1980
687-16	1596 Post	R-4	51	offices	none
687-18	1620 Laguna	R-4	21	barber shop	none
687-19	1697 Sutter.	R-4	21	grocery	none
688-1	1435 Gough	R-5	21	wholesale autos	1980
688-2	1407 Gough	R-5	44	art gallery	1980
688-4	1400 Post	R-5	49	grocery	none
688-8	1450 Post	R-4	39	College of Mortuary Science	1980
688-9	1450 Post	R-4	58	CMS parking	none
688-20	1521 Sutter	R-5	50	office building	2000
688-24, 25	1494-96 Post	R-4	21	store	1980
708-4	1600 O'Farrell	R-3	21	vacant bar	1980
708-5	1610-14 O'Farrell	R-3	21	vacant store	1980
719-10	1000 Franklin	R-4	21	6 stores	1991
724-15	1498 Ellis	R-3	21	liquor store	1980
725-1	1601 O'Farrell	R-3	23	multiple comm.	1980
725-5	1335-39 Webster	R-3	21	coffee shop	1980
725-7	1500 Ellis	R-3	23	two stores	1980
725-8	1508 Ellis	R-3	23	grocery	1980
725-9	1512 Ellis	R-3	23	cafe	1980
725-10	1520 Ellis	R-3	23	multiple comm. CONFORMING	
725-24	1615 O'Farrell	R-3	23	multiple comm. CONFORMING	
726-8	1666 Ellis	R-3	21	vacant store CONFORMING	
726-10	1684 Ellis	R-3	21	radio-TV	1980
726-10A	1686 Ellis	R-3	21	barber	1980
726-11	1696 Ellis	R-3	21	bar	1980
728-6	1301 Pierce	R-4	21	com'l garage, machine shop	1980
728-15	1880 Ellis	R-4	21	general contractor	1980
728-15A	1898 Ellis	R-4	21	grocery	1980
729-6	1219 Pierce	R-3	21	contractor's storage	1980
729-8	1700 Eddy	R-3	21	grocery	1980
729-10	1720 Eddy	R-3	21	laundry	1980
729-13	1740 Eddy	R-3	21	market	1980
729-17	1790 Eddy	R-3	21	beauty shop	1965
729-30, 34	1770 Eddy	R-3	59	Calif. Podiatry College	none
730-1	1701 Ellis	R-3	21	grocery	1980
730-3, 4	1317 Steiner	R-3	21	plastering contr.(demolished)	
730-13	1652 Eddy	R-3	21	Coleman Funeral Home	1980
730-15	1664 Eddy	R-3	21	laundry	1980
730-24A	1795 Ellis	R-3	21	grocery ILLEGAL LOT CUT	1980
730-28	33 Bourbin	R-3	21	car polishing	1980
730-42	1705 Ellis	R-3	21	beauty shop	1965
731-6	1574 Eddy	R-3	21	radio-TV	1980

Table 1: (continued)

Block-Lot	Address	Zone in 1960	Date		Termination Date
			Established	Nonconforming Use	
731-7	1594 Eddy	R-3	'21	used brick	1980
731-11	1340 Steiner	R-3	21	bar	1980
731-12	1685 Ellis	R-3	21	repair garage	1980
731-13	1681 Ellis	R-3	21	vacant store	1980
732-1	1501 Ellis	R-3	21	Acme Furniture Store	1980
732-2	1241-47 Webster	R-3	21	used car lot ILLEGAL USE	
732-3	1245 Webster	R-3	21	used car lot	1965
732-10	1400 Eddy	R-3	21	bar	1980
733-1A	1401 Ellis	R-3	21	parking lot	none
733-4D	1212 Webster	R-3	21	used cars	1980
733-5	1230-34 Webster	R-3	23	used car lot	1965
733-5B,C	1246 Webster	R-3	38	used cars	none
734-6	1201 Laguna	R-4	21	vacant store	none
737-2A	900 Eddy	R-4	21	multiple comm.	none
738-12A	220 Willow	C-M	21	dwelling	1980
743-8	760 Turk	C-M	21	dwelling	1980
743-10A	782 Turk	R-4	21	multiple comm.	none
744-18	800 Turk	R-4	58	gas station	none
748-1	1301 Eddy	R-3	21	vacant-to be razed	1980
748-5	1236-40 Turk	R-3	21	vacant store	1980
748-7	753 Larch 1250 Turk	R-3	21	paint contractor	1965
748-11	1280 Turk	R-3	21	vacant store, storage	1965
748-13	1124 Webster	R-3	21	auto service garage	1980
748-15	1375 Eddy	R-3	21	printing office	1980
748-19	1333 Eddy	R-3	21	wash laundry	1980
748-22	1315 Eddy	R-3	21	wash laundry	1980
749-1	1401 Eddy	R-3	25	gas station	1980
753-10	1594 Golden Gate	R-3	21	grocery	1980
754-5	1125-27 Steiner	R-3	21	repair garage	1980
754-6	1414 Golden Gate	R-3	21	store	1980
755-9	1386-88 Golden Gate	R-3	21	pet hospital	1980
755-11	1110 Steiner	R-3	21	contractor's storage	1965
758-5	1000 Golden Gate	R-4	21	gas station	none
758-9	1010 Golden Gate	R-4	21	store used as dwg. CONFORMING	
758-10	1028 Golden Gate	R-4	21	multiple comm.	1980
758-11	1030 Golden Gate	R-4	21	sheet metal shop	1980
758-12	1096 Golden Gate	R-4	21	gas station	none
758-16	1191-99 Turk	R-4	21	multiple comm.	none
758-17	1189 Turk	R-4	21	grocery ILLEGAL LOT CUT	1965
758-17A	1179-81 Turk	R-4	21	2 vacant stores	1980
758-18	1175-77 Turk	R-4	21	vacant store	1980
758-25,26	1153 Turk	R-4	21	storage	1980
761-2	307 Elm	C-M	21	dwelling	1980
762-17	795 Turk	R-4	21	grocery	none
762-20	743 Turk	C-M	21	dwelling	1980
769-4	729 Gough	C-M	21	dwelling	1980
769-7	722 McAllister	C-M	21	dwelling	1980

Table 1: (continued)

Block-Lot	Address	Zone in 1960	Date		Termination Date
			Established	Nonconforming Use	
769-14	816 Octavia	C-M	'21	dwelling	1980
769-17	899 Golden Gate	R-4	21	restaurant	1980
769-17A	879 Golden Gate	R-4	21	vacant store	1980
769-17C	891 Golden Gate	R-4	21	store ILLEGAL LOT CUT	1980
769-19	861 Golden Gate	R-4	21	vacant stores	1980
769-20	855 Golden Gate	R-4	21	office	2009
769-21	849 Golden Gate	R-4	21	tire service	1980
769-22	841 Golden Gate	R-4	21	office	1980
769-23	833 Golden Gate	R-4	21	inspection service	1997
769-24	825 Golden Gate	R-4	21	store	1965
770-1	925 Golden Gate	R-4	21	gas station, seat cover shop	1991
770-16	987-99 Golden Gate	R-4	21	multiple comm.	none
770-18, 18A	967 Golden Gate	R-4	21	stores	1990
771-3	936 McAllister	C-M	21	dwelling	1980
771-4	619-21 Redwood	C-M	21	dwelling	1980
771-5	623 $\frac{1}{2}$ Redwood	C-M	21	dwelling	1980
771-5A	623 Redwood	C-M	21	dwelling	1980
771-9	988 McAllister	C-M	21	dwelling	1980
771-13	1060 Buchanan	R-4	21	multiple comm.	none
771-14	1085 Golden Gate	R-4	21	sign painter	1980
771-15	1075 Golden Gate	R-4	21	service garage	1980
771-17, 18	1037 Golden Gate	R-4	21	store	1980
771-18	1035 Golden Gate	R-4	21	multiple comm.	1980
771-21	1017-19 Golden Gate	R-4	21	Physical Handicap Store	1980
771-22	1011 Golden Gate	R-4	21	vacant store	1980
771-22A	1015 Golden Gate	R-4	21	vacant store	1980
771-24	1005 Golden Gate	R-4	21	storage ILLEGAL USE	
772-1	1101 Golden Gate	R-4	21	multiple comm.	1980
772-11	1195 Golden Gate	R-4	21	drive-in restaurant	none
772-12	1163 Golden Gate	R-4	21	pharmaceuticals	1980
772-13	1151 Golden Gate	R-4	21	plumbing	1980
772-15	1143-47 Golden Gate	R-4	21	contractor's office	1980
772-17	1133 Golden Gate	R-4	21	Open Door Mission	none
774-6	1250 McAllister	R-4	21	Langendorf garage	1980
774-7A	1264 McAllister	R-4	21	multiple comm.	1980
774-12	1016 Steiner	R-4	21	grocery	none
774-13	1028 Steiner	R-4	21	laundry	1980
779-22	1271 McAllister	R-4	21	vacant store	1980
779-25	1253 McAllister	R-4	21	multiple comm.	1980
779-26	1249 McAllister	R-4	21	vacant store	1980

The following parcels, by block and lot number, are listed as non-conforming dwellings in C-M districts with a termination date of 1980.

780-5,6
781-1,8,19
782-1
782-4 through 4H (9 illegal lots)
782-7,9,9A,10,10A,16,16A,20,21
782-25 through 28 (4 illegal lots)

Table 1: (continued)

782-31 (illegal lot)
 783-3, 8, 9, 18
 784-1, 13, 16, 22, 24
 785-14

<u>Block- Lot</u>	<u>Address</u>	<u>Zone in 1960</u>	<u>Date Estab- lished</u>	<u>Nonconforming Use</u>	<u>Termi- nation Date</u>
1100-1	1361 Scott	R-3	'21	laundrette	1980
1101-13	NE Ellis-Broderick	R-3	21	PG&E	none
1101-23	2117 $\frac{1}{2}$ O'Farrell	R-3	21	parking lot	none
1111-2	2290 Turk	R-3	44	gas station	none
1127-1	1223 Scott	R-3	21	multiple comm.	1980
1127-5, 6	1201 Scott	R-3	37	gas station	none
1127-7	1818 Eddy	R-3	21	beauty shop	1965

Note: Data apply to 65 of 73 blocks.

Source: San Francisco Department of City Planning, 1962

March 1964
 San Francisco Redevelopment Agency

Table 2: ABATEMENT OF ILLEGALLY CONVERTED RESIDENTIAL STRUCTURES
WESTERN ADDITION AREA A-2

<u>Block</u> <u>1/</u>	<u>Converted Structures</u>	<u>Original Units</u>	<u>Existing Units (1958)</u>	<u>Abated <u>2/</u> Dwelling Units 1958 to 1962</u>	<u>% of Abatement</u>
674	7	11	37	9	35%
675	14	33	144	2	2%
676	11	32	62	15	50%
677	2	4	29	3	12%
683	12	48	140	4	4%
684	7	14	37	2	9%
686	5	6	16	8	80%
687	14	33	113	2	2%
688	9	11	68	4	7%
707	5	30	60	24	80%
708	3	24	48	6	25%
724	10	18	46	11	46%
725	1	3	8	4	80%
726	5	16	32	3	19%
730	9	14	30	5	31%
732	2	6	32	18	69%
737	5	7	73	13	21%
743	8	16	64	8	17%
744	2	4	23	2	11%
755	2	4	39	31	89%
769	5	15	49	16	47%
779	3	9	50	14	34%
782	10	17	41	8	33%
783	3	7	48	19	46%
1101	4	6	13	3	43%
	158	388	1,302	234	25.6%

1/ Data apply to 65 of 73 blocks.

2/ Includes some dwelling units eliminated through demolitions for changes in use and street widening.

Source: Urban Renewal Control Cards on file, San Francisco Health Department, Bureau of Building and Sanitation Inspection, 1962.

Table 3: APPROXIMATE TRAFFIC FLOW ON MAJOR STREETS
WESTERN ADDITION AREA A-2

<u>Street</u>	<u>24-Hour 1957-1959</u>	<u>Evening Peak Hour 1958-1960</u>
(East-west streets, estimated at Fillmore Street)		
Fulton	8,100	620
McAllister	4,000	N.A.
Golden Gate (one way east)	7,500	400
Turk (one way west)	11,000	1,160
Eddy	4,000	N.A.
Ellis	3,500	N.A.
O'Farrell (one way east)	7,000	440
Post (one way west)	9,000	1,000
Sutter	3,000	400
Bush (one way east)	11,000	780
(North-south streets, estimated at Geary Street)		
Van Ness	36,000	N.A.
Franklin (one way north)	20,000	N.A.
Gough (one way south)	12,000	N.A.
Laguna	4,500	N.A.
Fillmore	10,200	N.A.
Divisadero	16,000	N.A.

Source: Compiled from traffic flow data, San Francisco Department of Public Works,
Division of Traffic Engineering.

Table 4: CONDITION OF STREETS
WESTERN ADDITION AREA A-2

<u>No. of Streets</u>	<u>R.O.W. Width(ft)</u>	<u>Linear Distance(ft)</u>	<u>Area (sq.ft.)</u>	
(Requiring Major Reconstruction)				
Octavia	68.75	1,100	75,625	
Laguna	68.75	1,375	94,530	
Buchanan	68.75	1,650	121,690	
Webster	68.75	2,200	151,250	
($\frac{1}{2}$)	34.375	145	4,980	
Steiner	68.75	1,925	132,345	
($\frac{1}{2}$)	34.375	400	13,740	
Pierce	68.75	825	56,720	
($\frac{1}{2}$)	34.375	275	9,449	
Scott	68.75	550	37,810	
Broderick	68.75	550	37,810	
St. Joseph's	56	550	30,800	
Beideman	52.5	275	14,440	
Hollis	($\frac{1}{2}$) 26.25	275	7,520	
Farren	52	275	14,300	
Bourbin	52	275	14,300	
Alleys (10)	<u>35</u>	<u>8,155</u>	<u>285,425</u>	
TOTAL	(3.939 Mi.)	20,800	1,102,724	25.315 AC.
(Requiring Resurfacing only)				
Bush	68.75	3,820	262,625	
(.723 Mi.)				<u>6.029 AC.</u>
GRAND TOTAL	4.662 Mi.			31.344 AC.

Source: San Francisco Department of Public Works, 1962.

Table 5: TRAFFIC GENERATION BY VARIOUS BUSINESSES
WESTERN ADDITION AREA A-2

<u>Number of Businesses</u> <u>1/</u>	<u>Traffic Generated</u>	<u>Vehicles Per Day</u> <u>2/</u>
31	Customer auto	2,050
64	Employee auto	240
71	Deliveries truck (1,255 weekly)	250
25	Business trips	260
	TOTAL DAILY	2,800

1/ Parking data were obtained from 243 of the 254 businesses interviewed. Of this number, 181 had no off-street parking or loading, 39 had both parking and loading (but not necessarily adequate), 17 had loading only, and six had parking only.

2/ In general, the estimate given by the business owner was low. For example, a small grocery store owner might say 10 per week but on questioning remember that he was served by three dairies, four beer companies, four bread companies, three meat companies, etc., and that they delivered more than once in a five-day period.

Source: Survey of Businesses in Nonresidential Structures, San Francisco Redevelopment Agency, April-May 1962.

March 1964
San Francisco Redevelopment Agency

Table 6: EXISTING LAND USE
WESTERN ADDITION AREA A-2

<u>Type of Use (by predominant use)</u>	<u>Acres</u>	<u>Percent of Total Area</u>	<u>Percent of Net Area</u>
Residential, total	99.7		61.5
Dwelling purposes	85.7		52.9
Related public or semi- public purposes	14.0		8.6
Nonresidential, total	62.5		38.5
Commercial	43.0		26.5
Industrial	16.3		10.0
Public or semi-public (institutional)	3.2		2.0
Total Net Area	162.2	58.8	100.0
Streets, alleys and other public rights-of-way	113.8	41.2	---
TOTAL AREA	276.0	100.0	---

Source: San Francisco Department of City Planning, Land Use Block Cards as corrected by San Francisco Redevelopment Agency field survey in 1962 and adapted to the Urban Renewal Administration classifications.

Table 7: NUMBER OF STRUCTURES BY DECADE OF CONSTRUCTION
WESTERN ADDITION AREA A-2

<u>Block</u>	<u>Before 1880</u>	<u>1880 1889</u>	<u>1890 1899</u>	<u>1900 1909</u>	<u>1910 1919</u>	<u>1920 1929</u>	<u>1930 1939</u>	<u>1940 1949</u>	<u>1950 1959</u>	<u>1960</u>	<u>Total</u>
671				1	4	2					7
672	5	2	1	1		7			1		17
673		2		4	1			2			9
674	6		3	5		2				1	17
675	2	17	5	7	4					1	36
676		17	12	4	2	1	1				37
677	2	18	2		10		1				33
678		9	3	4	1	3			1	1	22
683		2	1	6	11	2					22
684	2	15	4	5	3	2				1	32
685		13	5	4	10					1	33
686	4	12	8	2	1	1			1	2	31
687	9	12	7	5	6			1		1	41
688	8	4	1	3	2			2		1	21
689	1	1		4	2	1			1		10
690				1	4					1	6
695										1	1
707		9	1		1	3					14
708		6	3		1	3					13
714		2	2		1				1		6
719	1		2	1	2	3	1		1		11
724	5	1	4	1							11
725	7	7	4	6	5		1				30
726	1	7	1	5	1	5	1				21
728	21	6	2	5	2	2					38
729	19	5	2	6	7	1		1		1	42
730	12	5	8	3	5	2	1				36
731	2	1		3	8	1	1				16
732	1	3	4	3	6	4	1	1			23
733		1	1			3	1				6
737			5	2		1					8
738	3		1		2		1			3	10
743	2		1	6	11	1				1	22
744	1		3	1	3				2		10
748	12	6	2		1	2					23
749					10	5	3		1		19
750	4	1	2		1	1	2	1	1		13
754	8	1		1	7	2	1		2		22
755				2	2	2			1	1	8
756	5	1			2	5					13
758	2	10	2	6						2	22
761			1	1		1	1				4
762	9	2	2	5	7			1		1	27
767	1		1	2	7						11
768				1		3					4

Table 7 (continued):

Block	Before 1880	1880 1889	1890 1899	1900 1909	1910 1919	1920 1929	1930 1939	1940 1949	1950 1959	1960	Total
769	3	3	5	8	4	1			3		27
770	2	5	3		3	5	1			2	21
771	13	12	1	1	1	3		1			32
772	4	5	3	3	2	1			1	1	20
773	1	4	3	6	1	4	1	1			21
774	6		1		9	2	2			1	21
779	1	16	5	6			3			1	32
780	7	6	6	6	3	3	1				32
781	3	3	7	3		2	1				19
782	15	5	7	4	3		2		1		37
783	1			6	2	5	1				15
784		1	1	4	12	5				1	24
785		1			5	3				1	10
1100	12	4	8	11	1	5				1	42
1101	3		4	7		8			1		23
1102	3			3		2	2		1		11
1125		1	1	4		3	1		1		11
1126	11	4	3	4	10				1		33
1127	12	2	13	2		2			2		33
757										2 ^{1/}	2
792				6	4	3	2		1		16
795		6	11	6	3	3		1			30
796					1			1			2
806		3	2	2	5						12
1128	1	1	2	7							11
1129	4	5	6	9	3	2			1	1	31
1130			6		1	1	2	2			12
NUMBER	257	285	204	224	226	134	36	15	26	31	1438
PERCENT	18	20	14	16	16	9	2	1	2	2	100
CUMULATIVE TOTAL	257	542	746	970	1196	1330	1366	1381	1407	1438	
CUMULATIVE PERCENT	18	38	52	68	84	93	95	96	98	100	

^{1/} Structures are in a low-rent public housing project.

Source: San Francisco Redevelopment Agency, Interior and Exterior Inspection of Structures (November 1961 to August 1962), Comprehensive Exterior Residential Property Survey (February-May 1962), and Exterior Property Survey, Extension of the Western Addition Area A-2 (January 1963).

Table 8: CONDITION OF STRUCTURES
WESTERN ADDITION AREA A-2

BLOCK	PREDOMINANT USE												TOTAL
	RESIDENTIAL			COMMERCIAL			INDUSTRIAL			INSTITUTIONAL			
	G	F	P	G	F	P	G	F	P	G	F	P	
671	2			4		1							7
672	9	1	2	4	1								17
673	1	3		2	1					2			9
674	5	3	6					1		1		1	17
675	13	9	6		1	5			1		1		36
676	5	12	17			1				2			37
677	2	8	20		1	2							33
678	2	3	7	4		2			3		1		22
683	1	6	11		1	1	1					1	22
684	2	2	16	3		7		1				1	32
685	4	9	16			1					2	1	33
686	5	7	11	1	2	2			1	1	1		31
687	11	17	9	2							2		41
688	8	3	6	1	1					2			21
689	2			5	1	1					1		10
690				1	2	1	1			1			6
695				1									1
707		1	7		3	2					1		14
708		1	7	2	2							1	13
714	1	1				2				2			6
719	4	1	1	4		1							11
724	1	1	9										11
725	2	4	15		5	3			1				30
726	4	6	5	2	1	3							21
728	6	12	18				1		1				38
729	8	13	17			1			1	1	1		42
730	4	4	26		2								36
731			9	1	3	1				2			16
732		1	11	1	5	4	1						23
733			2		2						1	1	6
737		1	6							1			8
738	2	1	3	3			1						10
743	1	4	14	1	1	1							22
744	2	1	5	1						1			10
748	2	8	11				1		1				23
749	8	7	1	1	1						1		19
750	1	3	3	1	2	3							13
754	6	6	4	2	1	1			2				22
755		1	1	2	2	1				1			8
756	2	2	2	1	2	3	1						13
758	1	6	11	2	1			1					22
761			1	2		1							4
762	2	6	10	3	1	1	1	1	2				27

Table 8 (continued):

BLOCK	PREDOMINANT USE												TOTAL
	RESIDENTIAL			COMMERCIAL			INDUSTRIAL			INSTITUTIONAL			
	G	F	P	G	F	P	G	F	P	G	F	P	
767	1		1	2	4	2		1					11
768		1			2	1							4
769	1	6	11	3	1	3	1	1					27
770	3	3	8	1	1	3		1		1			21
771	3	9	16	1		2	1						32
772	1	3	11	1	2		1		1				20
773	4	5	4	3		2		2		1			21
774	3	10	2	1	2	1	1					1	21
779	15	9	6	2									32
780	9	8	4		3	4				1		3	32
781		1	12	1		2	1	1	1				19
782	5	9	20		1		1			1			37
783	2	1	3		2	1	3	2	1				15
784	3	8	4	5			1		3				24
785		3	4	2				1					10
1100	7	21	11	1		1			1				42
1101	12	3	5	2			1						23
1102	6	5											11
1125	10	1											11
1126	13	11	9										33
1127	3	15	8	1		1			1	3	1		33
757	21/												2
792	4	3	3	4		2							16
795		4	21	2			1	2					30
796							1		1				2
806		1	9						2				12
1128			11										11
1129	4	5	22										31
1130	5	7											12
<hr/>													
NUMBER	245	326	531	89	63	77	21	15	24	20	17	10	1438
<hr/>													
USE													
TOTAL		1,102				229			60			47	
<hr/>													
PERCENT	22	30	48	39	27	34	36	26	38	43	36	21	100
<hr/>													
PERCENT													
OF TOTAL													
STRUCTURES		77				16			4			3	100

	GOOD	FAIR	POOR
Total Structures	375	421	642
Percent of Total	26	29	45

1/ Structures are in a low-rent public housing project.

Source: San Francisco Redevelopment Agency, Interior and Exterior Inspection of Structures (November 1961 to August 1962), Comprehensive Exterior Residential Property Survey (February - May 1962), and Exterior Property Survey, Extension of the Western Addition Area A-2 (January 1963).

Table 9: DWELLING UNITS IN ILLEGALLY CONVERTED RESIDENTIAL STRUCTURES IN 1958
WESTERN ADDITION AREA A-2

Per Cent Structures Converted

$$\frac{\text{Converted Structures}}{\text{Total Residential Structures}} = \frac{194}{959} = 20.23 \text{ percent}$$

Original Dwelling Units Per
Converted Structure

$$\frac{\text{Original Units}}{\text{Converted Structures}} = \frac{480}{194} = 2.47$$

Present Dwelling Units Per
Converted Structure

$$\frac{\text{Present Units}}{\text{Converted Structures}} = \frac{1,528}{194} = 7.88$$

Units Added by Illegal Conversion

Present Units - Original Units

$$1,528 - 480 = 1,048$$

Note: Data applies to 65 blocks.

Source: Survey of Converted Residential Structures in the Western Addition
Redevelopment Area, San Francisco Bureau of Building Inspection,
Urban Renewal Division, November 1958.

Table 10: UNITS ADDED BY ILLEGAL CONVERSION OF ONE-TO-SIX UNIT STRUCTURES
WESTERN ADDITION AREA A-2

ORIGINAL STRUCTURE	Number of Units in Structures after Conversion										
	2	3	4	5	6	7	8	9	10	11	12
one family	12	26	12	20	40	18	21	48			11
two family		14	16	3	4	5	6	7	8		20
three family			5	14	24	12	10	12	21	24	36
four family				3	4	3	20				8
five family					1						
six family							4				12
TOTAL	12	40	33	40	73	38	61	67	29	24	87

ORIGINAL STRUCTURE	Number of Units in Structures after Conversion								Total	Percent
	13	14	15	16	18	19	21-30	Over 30		
one family	36	13	14		17		50		338	43
two family		12							95	12
three family	20					16			194	25
four family				12					50	6
five family						14	18		33	4
six family			9	10			17	26	78	10
TOTAL	56	25	23	22	17	30	85	26	788	100

Source: Urban Renewal Control Card files, San Francisco Health Department, Bureau of Building and Sanitation Inspection, 1958-Continuing.

Table 11: USE OF STRUCTURES
WESTERN ADDITION AREA A-2

Block	Single Use			Mixed Use <u>1/</u>			Total Related Semi-Public	Total Struc- tures	Sq.Ft.Area in Mixed Use
	Resi- dential	Com- mercial	Indus- trial	Resi- dential	Com- mercial	Indus- trial			
671	1	5		1				7	13,200
672	8	4		4	1			17	23,880
673	3(2)2/	3		1			2	9	7,906
674	10(1)		1	4(1)			2	17	21,091
675	21(1)	6	1	7			1	36	31,881
676	26(2)	1		8			2	37	25,574
677	20	1		10	2			33	40,551
678	4(1)	6	3	8			1	22	28,863
683	9	2	1	9(1)			1	22	49,894
684	5(1)	7		16	2	1	1	32	60,520
685	15(3)			14	1		3	33	50,138
686	7(1)	4		16(1)	1	1	2	31	61,654
687	30(2)	1	1	7	1		2	42	21,230
688	14	1(1)		3	1(1)		2	21	56,292
689	2(1)	7					1	10	
690	(1)	4	1				1	6	
695		1						1	
707	6	4		2(1)	1		1	14	11,544
708	4(1)	4		4			1	13	16,740
714	2(2)	2					2	6	
719	6	4			1			11	4,800
724	10			1				11	3,000
725	10	7		9(1)	2	1	1	30	48,757
726	7	6		8				21	42,813
728	34		2	2				38	7,306
729	36	1(2)	1	2			2	42	4,500
730	27			7	2			36	16,741
731	6(2)	5		3			2	16	7,855
732	5	9	1	7	1			23	31,675
733	2(2)	2					2	6	
737	6			1(1)			1	8	12,095
738	2	3	1	4				10	26,600
743	17	3		2				22	9,640
744	8(1)	1					1	10	
748	16		1	5		1		23	16,965
749	14	1		2(1)	1		1	19	47,562
750	3	6		4				13	21,689
754	14	4	2	2				22	8,525
755	2(1)	4			1		1	8	11,000
756	1	5	1	5	1			13	21,946
758	11	3	1	6(1)			1	22	28,135
761	1	2			1			4	16,257

Table 11 (continued):

Block	Single Use			Mixed Use 1/			Total Related Semi-Public	Total Struc- tures	Sq.Ft.Area in Mixed Use
	Resi- dential	Com- mercial	Indus- trial	Resi- dential	Com- mercial	Indus- trial			
762	15	5	4	3				27	13,544
767	1	8		1		1		11	9,900
768		3		1				4	5,750
769	4	6	2	13	2			27	56,573
770	6	5	1	8(1)			1	21	41,221
771	15	3	1	13				32	49,935
772	9	3	2	6				20	22,647
773	2(1)	5	1	11		1	1	21	40,640
774	9	4	1	6(1)			1	21	32,487
779	18	2		12				32	35,140
780	13(4)	6		8	1		4	32	33,914
781	7	3	2	6		1		19	25,734
782	24(1)		1	10	1		1	37	32,715
783	2	3	4	4		2		15	29,700
784	8	5	3	7		1		24	32,551
785	5	2		2		1		10	13,459
1100	35	2	1	4				42	9,000
1101	18	1	(1)	2	1		1	23	13,620
1102	11							11	
1125	11							11	
1126	27			6				33	24,873
1127	19(4)	2	1	7			4	33	18,609
757	23/							2	
792	10	6						16	
795	22	1	3	3	1			30	20,950
796			2					2	
806	9		2	1				12	2,250
1128	6			5				11	11,452

Table 11 (continued):

Block	Single Use			Mixed Use <u>1/</u>			Total Related Semi-Public	Total Struc- tures	Sq.Ft.Area in Mixed Use
	Resi- dential	Com- mercial	Indus- trial	Resi- dential	Com- mercial	Indus- trial			
1129	28			3				31	6,234
1130	12							12	

Number	773(35)	204(3)	49(1)	326(10)	26(1)	11	50	1,439	582,898
Percent	54	14	3	23	2	1	3	100	
Total Single Use			1,065	Total Mixed Use		374			
Percent Single Use			74	Percent Mixed Use		26			

1/ Mixed use is shown by the predominant use.

2/ Enclosed numbers indicate structures having a related semi-public use, i.e., related to the use category shown. These related semi-public uses are churches and other institutions.

3/ Structures are public low-rent housing projects.

Source: San Francisco Redevelopment Agency, Interior and Exterior Inspection of Structures (November 1961 to August 1962), Comprehensive Exterior Residential Property Survey (February-May 1962), and Exterior Property Survey, Extension of the Western Addition Area A-2 (January 1963).

Table 12: CHARACTERISTICS OF HOUSING UNITS
WESTERN ADDITION AREA A-2 AND SAN FRANCISCO

	<u>San Francisco</u>		<u>A-2 Census Tracts</u>		<u>1/</u>
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	
All housing units	310,559	100.00	13,335	100.00	
Deteriorating condition	25,275	8.13	2,556	19.16	
Dilapidated condition	5,321	1.71	1,414	10.60	
Shared or no bathrooms	38,672	12.45	3,492	26.18	
Heating equipment without flue	14,178	4.56	1,549	11.61	
No heating equipment	16,582	5.34	846	6.34	
All occupied units	291,975	100.00	12,334	100.00	
1.01 or more persons per room	19,058	6.53	1,290	10.45	

1/ Tracts adjusted to the original project area of 65 blocks.

Source: U.S. Bureau of the Census, 1960 Census of Housing, Advance Tract Data, Table H-1. Occupancy and Structural Characteristics of Housing Units, by Census Tracts 1960.

March 1964
San Francisco Redevelopment Agency

Table 13: OCCUPIED UNITS WITH 1.0 OR MORE PERSONS PER ROOM
WESTERN ADDITION AREA A-2

<u>Percent of Total Occupied Units</u>	<u>No. of Blocks in Class</u>	<u>Cumulative Number</u>	<u>Cumulative Percent</u>
24 - 24.9	1	1	
21 - 21.9	1	2	3
20 - 20.9	1	3	5
19 - 19.9	1	4	6
18 - 18.9	3	7	11
16 - 16.9	3	10	16
14 - 14.9	3	13	21
13 - 13.9	2	15	24
12 - 12.9	8	23	37
11 - 11.9	4	27	43
10 - 10.9	5	32	51
9 - 9.9	3	35	56
8 - 8.9	2	37	59
7 - 7.9	5	42	67
6 - 6.9	2	44	70
5 - 5.9	5	49	78
4 - 4.9	3	52	83
3 - 3.9	1	53	84
2 - 2.9	2	55	87
1 - 1.9	3	58	92
0	5	63	100

Note: Applies to 65 block area.

Source: U.S. Bureau of the Census, Census of Housing: 1960 Vol. III, City Blocks, Series HC (3), No. 67.

March 1964
San Francisco Redevelopment Agency

Table 14: FAMILY INCOME IN 1959
WESTERN ADDITION AREA A-2 AND SAN FRANCISCO

	San Francisco			A-2 Census Tracts 1/		
	Number	Percent	Accum. Percent	Number	Percent	Accum. Percent
ALL FAMILIES	182,027	100.00		6,152	100.00	
Under \$1,000	5,795	3.18	3.18	445	7.23	7.23
\$ 1,000 to \$ 1,999	8,403	4.62	7.80	614	9.98	17.21
2,000 to 2,999	10,313	5.67	13.47	839	13.64	30.85
3,000 to 3,999	13,800	7.58	21.05	862	14.01	44.86
4,000 to 4,999	17,350	9.53	30.58	713	11.59	56.45
5,000 to 5,999	20,657	11.35	41.93	755	12.27	68.72
6,000 to 6,999	20,492	11.26	53.19	520	8.45	77.17
7,000 to 7,999	17,665	9.70	62.89	462	7.51	84.68
8,000 to 8,999	14,325	7.87	70.76	229	3.72	88.40
9,000 to 9,999	12,055	6.62	77.38	211	3.43	91.83
10,000 to 14,999	28,124	15.45	92.83	396	6.44	98.27
15,000 to 24,999	9,134	5.02	97.85	97	1.58	99.85
25,000 and over	3,914	2.15	100.00	9	.15	100.00

MEDIAN INCOME:

Families:

S.F. \$6,717

A-2:

Low tract \$3,463

High tract \$5,797

Families and unrelated individuals:

S.F. \$4,757

A-2:

Low tract \$2,780

High tract \$4,141

1/ Includes Tracts J-1, J-2, J-6, J-7, J-8, J-9, J-10, and excludes Block 785 of J-11.

Source: U.S. Bureau of the Census. 1960 Census of Population. Advance Tract Data, Table P-1 - General Characteristics of the Population by Census Tracts.

Table 15: PERSONS UNDER 18 YEARS OLD LIVING WITH BOTH PARENTS
WESTERN ADDITION AREA A-2 AND SAN FRANCISCO

	<u>Total Under 18</u>	<u>Number Living With Both Parents</u>	<u>Percent of Total</u>
San Francisco	181,532	144,201	79.43
A-2 Census Tracts <u>1/</u>	7,116	4,130	58.03
	<u>Total Nonwhite Under 18</u>		
San Francisco	50,869	36,969	72.67
A-2 Census Tracts <u>1/</u>	6,076	3,439	56.60

1/ Includes Tracts J-1, J-2, J-6, J-7, J-8, J-9, J-10, and excludes Block 785 of J-11.

Source: U.S. Bureau of the Census. 1960 Census of Population, Advance Tract Data, Table P-1, General Characteristics of the Population by Census Tracts.

March 1964
San Francisco Redevelopment Agency

Table 16: OWNER AND RENTER OCCUPANCY
WESTERN ADDITION AREA A-2

<u>Block Number</u>	<u>Occupied Housing Units ^{3/}</u>	<u>Owner Occupied Number</u>	<u>Renter Occupied Number</u>	<u>Percent Renter Occupied</u>
671	81	2	79	97.6
672 <u>2/</u>	380	8	372	97.9
673 <u>2/</u>	47	1	46	97.9
674	97	6	91	93.9
675	113	12	101	89.4
676	171	19	152	88.9
677	140	10	130	92.9
678	96	5	91	94.8
683	221	6	215	97.3
684 <u>1/</u>	94	3	91	96.9
685 <u>1/</u>	117	16	101	86.4
686	56	6	50	89.3
687	146	16	130	89.1
688	230	11	219	95.3
689	34	1	33	97.1
690				
695				
707 <u>1/</u>	68	3	65	95.6
708	71	4	67	94.4
714 <u>1/</u>	72	1	71	98.7
719 <u>1/</u>	161	1	160	99.4
724	97	7	90	92.8
725	102	6	96	94.2
726	120	4	116	96.7
728	109	17	92	84.5
729	123	15	108	87.9
730	115	19	96	83.5
731	34	2	32	94.2
732	128	2	126	98.5
733	11		11	100.0
737	119	2	117	98.4
738	118	4	114	96.7
743	147	9	138	93.9
744 <u>1/</u>	87	1	86	98.9
748 <u>1/</u>	79	13	66	83.6
749 <u>1/</u>	219	4	215	98.2
750	42	3	39	92.9
751				
754	90	12	78	86.7
755	102	1	101	99.1
756	11		11	100.0
758 <u>1/</u>	93	5	88	94.7

Table 16 (continued):

<u>Block Number</u>	<u>Occupied Housing Units 3/</u>	<u>Owner Occupied Number</u>	<u>Renter Occupied Number</u>	<u>Percent Renter Occupied</u>
761	122		122	100.0
762	120	8	112	93.4
767	96	2	94	98.0
768	10		10	100.0
769	130	11	119	91.6
770 1/	150	5	145	96.7
771	149	7	142	95.4
772 1/	96	6	90	93.8
773	165	1	164	99.4
774	172	3	169	98.3
779 1/	288	11	277	96.2
780 1/	142	13	129	90.9
781	37	3	34	91.9
782 1/	114	28	86	75.5
783	64	2	62	96.9
784	182	13	169	92.9
785	95		95	100.0
1100	110	15	95	86.4
101	97	13	84	86.6
1102 1/	39	7	32	82.1
1125	26	5	21	80.8
1126	102	15	87	85.3
1127	69	18	51	74.0
<hr/>				
	6,916	443	6,473	93.6
<hr/>				

1/ Blocks having part of block population living in group quarters but less than 10 percent.

2/ Blocks with 10 percent or more of population living in group quarters.

3/ "Housing Units" are the U.S. Census definition. Of such total units, 90.8 percent were occupied.

Note: Data applies to 65 blocks.

Source: U.S. Bureau of the Census, U.S. Census of Housing: 1960 Vol. III, City Blocks. Series HC(3), No. 67

Table 17: CHANGE IN RESIDENCE BETWEEN 1955 AND 1960
WESTERN ADDITION AREA A-2 AND SAN FRANCISCO

	<u>San Francisco</u>		<u>A-2 Census Tracts</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total 1960 Population	740,316		28,019	
1960 Population 5 years old and over	681,459	100.0	25,267	100.0
<u>Residence in 1960</u>				
Same house as in 1955	306,460	45.0	7,965	31.5
Different house in U.S.	325,061	47.7	14,930	59.1
In San Francisco	213,959	31.4	10,230	40.5
Other part of this S.M.S.A. <u>1/</u>	23,944	3.5	805	3.2
Outside this S M.S.A. <u>1/</u>	87,158	12.8	3,895	15.4
South	16,377	2.4	1,328	5.2
Other	70,781	10.4	2,567	10.2
Abroad	30,253	4.4	1,299	5.1
Moved, 1955 residence not reported	19,685	2.9	1,073	4.3

1/ Standard Metropolitan Statistical Area

Source: U.S. Bureau of the Census. 1960 Census of Population. Advance Tract Data, Table P-1 - General Characteristics of the Population by Census Tracts.

Table 18: SELECTED PUBLIC HEALTH DATA
WESTERN ADDITION AND SAN FRANCISCO

	<u>WESTSIDE DISTRICT (1960)</u>	<u>SAN FRANCISCO (1960)</u>
VENEREAL DISEASE	1,439 cases/100,000 pop.	478 cases/100,000 pop.
TUBERCULOSIS	100 cases/100,000 pop.	72 cases/100,000 pop.
INFANT DEATHS	34/1000 live births	23/1000 live births
PREMATURE BIRTHS	99/1000 live births	81/1000 live births

Note: "Western Addition" in this instance comprises the area of the Westside Health District. This district is larger than the Western Addition Redevelopment Area and had a 1960 population of 46,000.

Source: (1) Statistical Report, San Francisco Department of Public Health, October 18, 1961.
(2) "Public Health in the Western Addition" Marion Mykytew, M.D., Westside Health Center, no date (1960 data).
(3) Statistics on file, San Francisco Department of Public Health.

Table 19: MAJOR CRIMES AGAINST PERSONS
WESTERN ADDITION AREA A-2 AND SAN FRANCISCO

TYPE OF CRIME <u>1/</u>	<u>1961</u>					
	OFFENSES			ARRESTS		
	<u>City</u>	<u>Area A-2</u>	<u>Per Cent Area A-2</u>	<u>City</u>	<u>Area A-2</u>	<u>Per Cent Area A-2</u>
Murder and non-negligent manslaughter	86	8	9.3	24	5	20.83
Rape	140	23	16.4	109	8	7.33
Robbery	1,631	180	11.0	222	44	19.81
Aggravated assault	1,400	216	15.3	204	28	13.72
<u>1960</u>						
Murder and non-negligent manslaughter	119	4	3.4	27	2	7.40
Rape	230	13	5.7	97	8	8.2
Robbery	1,617	163	10.0	397	41	10.32
Aggravated assault	1,321	202	15.3	290	44	15.17

1/ Does not include juvenile crimes.

Note: Area A-2 population equals approximately two percent of that of the City.

Source: Bureau of Criminal Information
San Francisco Police Department

Table 20: OTHER CRIMES
WESTERN ADDITION AREA A-2 AND SAN FRANCISCO

TYPE OF CRIME <u>1/</u> (1960)	OFFENSES			ARRESTS		
	<u>City</u>	<u>Area A-2</u>	<u>Per Cent Area A-2</u>	<u>City</u>	<u>Area A-2</u>	<u>Per Cent Area A-2</u>
Burglary	7,061	354	5.0	764	55	7.2
Grand theft	1,532	71	4.6	264	28	10.6
Petty theft	14,494	710	4.9	1,545	165	10.7
Auto theft	5,718	225	3.9	595	23	3.9
Weapons, carrying, etc.	319	61	19.1	301	54	17.9
Sex offenses (except rape and prostitution)	1,127	38	3.4	778	31	4.0
Offenses against family and children	488	31	6.3	299	18	6.0
Malicious mischief	5,458	196	3.6	230	30	13.0
Receiving stolen property	200	15	7.5	65	3	4.6
Prostitution				365	168	46.0
Narcotic drug laws				660	91	13.8
Gambling				771	118	15.3
Liquor laws				148	8	4.3
Drunk driving				1,285	68	5.2
Drunk in auto				269	28	10.4

1/ Does not include juvenile crimes.

Note: Area A-2 population equals approximately two percent of that of the City.

Source: San Francisco Police Department
Bureau of Criminal Information

March, 1964
San Francisco Redevelopment Agency

Table 21: NUMBER OF BUSINESS PREMISES BY TYPE OF OCCUPANCY
WESTERN ADDITION AREA A-2

<u>Block</u>	<u>Retail</u>	<u>Services</u>	<u>Whole- sale</u>	<u>Auto- motive</u>	<u>Bus.& Prof. $\frac{1}{2}$</u>	<u>Ind.</u>	<u>Total</u>	<u>Vacant</u>
671	6	1	1	6	1		15	
672	6	6		4	2		18	1
673								1
674	2	4	1				7	
675	5	3			1		9	1
676	4	2			1		7	2
677	11	8			4		23	2
678	9	11	1	2	1	2	26	3
683	7	9	1		10	2	29	4
684	14	12			5		31	9
685	13	9			1		23	2
686	19	7		1	1	1	29	1
687	3	1	1	1		2	8	1
688	1	1		1			3	
689	4	5		1			10	
690	9	5		2	2	2	20	2
695	7	5					12	
702	5	1					6	2
707	11	3	1		5		20	5
708	12	2			2		16	4
714	6	1		3	1		11	
719	2	6		3	2		13	
725	14	11		1		1	27	11
726	7	7		1	1		16	9
728	2			1		1	4	
729	2	1		1			4	1
730	2	5					7	1
731	12	6		2			20	6
732	13	9		1		2	25	4
733				1			1	2
737	2	1					3	
738	4	6		3			13	3
743	2	1		3			6	
744	1						1	
748		2				1	3	
749	9	4	1			1	15	1
750	13	8				1	22	2
751						1	1	
754	3	5		1		1	10	
755	5	3			1		9	
756	11	3			1	1	16	3
758	4	1				2	7	3
761		3		3		2	8	
762	3	3		9	9		24	1

Table 21 (continued):

<u>Block</u>	<u>Retail</u>	<u>Services</u>	<u>Whole- sale</u>	<u>Auto- motive</u>	<u>Bus.& Prof. ^{1/}</u>	<u>Ind.</u>	<u>Total</u>	<u>Vacant</u>
767	4	1	2	6	2	1	16	
768	4	1				1	6	
769	15	1		5	1	1	23	7
770	11	3		1		2	17	2
771	19	3		2	1	1	26	2
772	7	4				4	15	5
773	14	10				2	26	9
774	8	7		2	1		18	
779	6	6	1				13	6
780	15	8			1		24	4
781	6	2	1			1	10	2
782	4	3	1		1	3	12	1
783			4	4		3	11	2
784	7	3	3	2	6		21	3
785	3	2	1		2	1	9	2
1100	4	2			1		7	1
1101	2	1			1		4	
1126	5			1		3	9	
1127	2	5			2	1	10	

TOTAL	63	401	243	20	74	70	47	855	133
PERCENT									
OF TOTAL (988)	40.59	24.60	2.02	7.49	7.08	4.76	86.54	13.46	

^{1/} Does not include all individual offices.

Note: The project area boundaries have now been extended to include 73 whole and partial blocks.

Source: Commercial and Industrial Occupancy Survey, San Francisco Redevelopment Agency, January 1962.

Table 22: TENURE OF OCCUPANCY, 206 BUSINESSES IN NONRESIDENTIAL STRUCTURES
WESTERN ADDITION AREA A-2

<u>OCCUPANCY STATUS</u>	<u>NUMBER OF BUSINESSES</u>	<u>PER CENT OF TOTAL</u>
Has own building	51	25
Rents without lease	55	27
Rents with lease	100	48
Remaining yrs. of lease		
Less than 1	7	
1	15	
2	23	
3	16	
4	13	
5	11	
6	4	
7	2	
8	4	
9	1	
10	3	
<u>Over 10</u>	<u>1</u>	

Note: Based on interviews of 254 of approximately 350 businesses in nonresidential structures of which 206 supplied this type of information. Data applies to 65 blocks.

Source: Survey of Businesses in Nonresidential Structures, San Francisco Redevelopment Agency, April-May 1962.

Table 23: LENGTH OF TIME OF BUSINESSES IN NONRESIDENTIAL STRUCTURES
WESTERN ADDITION AREA A-2

<u>Length of Time in Premises</u>		<u>Number of Businesses</u>	<u>Per Cent (Rounded)</u>	<u>Cum. Number</u>	<u>Cum. Percent</u>
Less than 1 yr.		28	15	28	15
More than but less than (yrs.)					
1	2	17	9	45	25
2	3	14	8	59	32
3	4	1		60	33
4	5	9	5	69	38
5	6	8	4	77	42
6	7	5	3	82	45
7	8	3	2	85	46
8	9	4	2	89	49
9	10	<u>6</u>	<u>3</u>	95	52
SUB TOTAL		95	52		
10	20	52	28	147	80
23	30	14	8	161	88
30	40	13	7	174	95
40	50	4	2	178	97
Over	50	<u>5</u>	<u>3</u>	183	100
SUB TOTAL		<u>88</u>	<u>48</u>		
		183	100		

Note: Based on interviews of 254 of approximately 350 businesses in nonresidential structures of which 183 supplied this type of information. Data applies to 65 blocks.

Source: Survey of Businesses in Nonresidential Structures, San Francisco Redevelopment Agency, April - May 1962.

Table 24: NUMBER OF EMPLOYEES PER ESTABLISHMENT IN NONRESIDENTIAL STRUCTURES
WESTERN ADDITION AREA A-2

<u>Number of Employees</u>	<u>Number of Cases</u>	<u>Percent</u>	<u>Cum. Number</u>	<u>Cum. Percent</u>
Self	50	22	50	22
Self and family	11	5	61	27
1	29	13	90	39
2	30	13	120	53
3	20	9	140	61
4	20	9	160	70
5	7	3	167	73
6 - 9	25	11	192	84
10 - 14	14	6	206	90
15 - 19	5	2	211	93
20 - 24	3	1	214	94
25 - 50	7	3	221	97
Over 50	<u>7</u>	<u>3</u>	228	100
TOTAL	228	100		

Note: Based on 228 of the 254 cases where this information was supplied.
Of the approximate 350 separate businesses premises, 254 represents
a 73 percent sample. Data applies to 65 blocks.

Note: In some cases owner of business is included as an employee due to
manner of reporting.

Source: Survey of Businesses Located in Nonresidential Structures,
San Francisco Redevelopment Agency, April- May 1962.

Table 25: RENT SCHEDULE OF BUSINESSES IN NONRESIDENTIAL STRUCTURES
WESTERN ADDITION AREA A-2

<u>Monthly Rent (\$)</u>	<u>Number of Businesses</u>	<u>Cum. Number</u>	<u>Cum. Percent</u>
Under 25	1	1	
25 - 50	12	13	8
55 - 80	16	29	19
85 - 110	21	50	32
115 - 140	16	66	42
145 - 170	7	73	47
175 - 200	16	89	57
205 - 230	10	99	63
235 - 260	7	106	68
265 - 290	11	117	75
295 - 320	9	126	81
325 - 350	1	127	81
355 - 380	1	128	82
385 - 410	6	134	86
415 - 500	7	141	90
505 - 600	4	145	93
605 - 700	2	147	94
705 - 800	2	149	96
805 - 900			
905 - 1,000	2	151	97
Over 1,000			
but under 5,000	4	155	99
Over 5,000	1	156	100
TOTAL	156		

Note: Based on interviews of 254 of approximately 350 businesses in nonresidential structures of which 156 supplied this type of information. Data applies to 65 blocks.

Source: Survey of Businesses in Nonresidential Structures, San Francisco Redevelopment Agency, April - May 1962.

Table 26: RATIO OF ASSESSED VALUATIONS OF IMPROVEMENTS TO LAND
WESTERN ADDITION AREA A-2

<u>Sub-Area ^{1/}</u>		<u>Land Assessed Value</u>	<u>Impvmts. Assessed Value</u>	<u>Ratio Impvmts. To Land</u>
I	Van Ness-Franklin 16 blocks	\$1,831,425	\$7,590,020	4.1:1
	(Jack Tar block) highest ratio	214,960	4,003,200	18.6:1
	lowest ratio	161,980	107,050	0.7:1
II	Fillmore 18 blocks	1,956,805	2,683,550	1.4:1
	highest ratio	110,130	285,250	2.6:1
	lowest ratio	153,985	108,900	0.7:1
III	McAllister 9 blocks	569,730	1,032,300	1.8:1
	highest ratio	33,635	93,150	2.8:1
	lowest ratio	64,325	84,000	1.3:1
IV	Eddy-Ellis 15 blocks	698,925	1,225,350	1.7:1
	highest ratio	32,595	87,050	2.7:1
	lowest ratio	71,660	79,500	1.1:1
V	Japanese Town 4 blocks	233,550	515,200	2.2:1
	highest ratio	64,405	225,900	3.5:1
	lowest ratio	52,350	79,350	1.5:1
VI	Sutter-Octavia 4 blocks	261,350	856,200	3.3:1
	highest ratio	65,470	318,750	4.9:1
	lowest ratio	82,620	192,950	2.3:1
WESTERN ADDITION AREA A-2				2.5:1
Anza Vista-Laurel Heights Comparison Area (4 blocks)				3.2:1

^{1/} Sub-areas do not include blocks in Western Addition Area A-1.

Note: Data applies to 65 blocks.

Source: Tax Assessor's Rolls, City and County of San Francisco, 1961-62.

APPENDIX B

AN ANALYSIS OF THE PRELIMINARY REDEVELOPMENT PLAN FOR WESTERN ADDITION PROJECT AREA A-2

This analysis of the Preliminary Redevelopment Plan for Western Addition Project Area A-2 has been prepared by the San Francisco Redevelopment Agency in conformance with Section 33352(e) of the Community Redevelopment Law, a part of the Health and Safety Code of the State of California. The Preliminary Redevelopment Plan was formulated by the City Planning Commission by Resolution No. 5476 on December 21, 1961, by Resolution No. 5699 on October 17, 1963, and by Resolution No. 5750 on March 12, 1964. The Preliminary Redevelopment Plan consists of two parts, a map and the text. The text is organized into the four major elements required by Section 33324 of the Community Redevelopment Law.

1. Boundaries of the Project Area

The boundaries of the Western Addition Project Area A-2 are those shown on the map on the following page. These boundaries encompass an area within Redevelopment Area A as designated by the Board of Supervisors.

Analytical conclusion: The delineation of these boundaries is such as to permit the orderly achievement of the redevelopment objectives necessary to effectuate the public purposes declared by the Community Redevelopment Law. The selected boundaries encompass only those properties which have been determined to be necessary for the effective redevelopment of the area.

2. General Statement

The Preliminary Plan contains a general statement of land uses, layout of principal streets, population densities, and building intensities and standards.

The land uses provided for include the predominance of residential acreage, a major community shopping district on Fillmore Street, general business and services along the eastern portion of the project area, neighborhood shopping areas, and institutional uses. Provision is also made for a public health center and a firehouse.

The layout of principal streets indicates the need for a network of major streets through the project area to accommodate traffic needs. In order to minimize the amount of land used for streets and in order to achieve more amenity within the project area, portions of some streets are proposed for closure.

Two general categories of population density are indicated in the Preliminary Redevelopment Plan, medium density and high density. These categories are reflected in the land use portion of the general statement.



LEGEND - - - - - PROJECT BOUNDARY

WESTERN ADDITION AREA TWO

SAN FRANCISCO REDEVELOPMENT AGENCY • 525 GOLDEN GATE AVENUE • SAN FRANCISCO 2 • CALIFORNIA

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO ON _____	REVISIONS	DATE: _____	MAP NUMBER
_____ CHIEF OF AGENCY		DRAWN BY: _____	
_____ SECRETARY		CHECKED BY: _____	
		DIVISION: _____	

March 12, 1964

The building intensities and standards presented in the Preliminary Redevelopment Plan specify maximum land coverage, floor-area ratios, and off-street parking. Both residential and commercial areas are included.

Analytical conclusion: The above provisions regarding land uses, layout of principal streets, population densities, and building intensities and standards are adequate to assure a sound environment by resolving many existing problems of land use, traffic circulation, and congestion.

3. Attainment of the Purposes of the Law

The Preliminary Redevelopment Plan indicates the three ways in which the proposed redevelopment would attain the public purposes of the California Community Redevelopment Law. One, the selected project area is a part of an area which the Board of Supervisors found to be blighted and designated as a redevelopment area. Two, the redevelopment of the project area would remove the blighted conditions which have been found in surveys conducted over a period of almost 25 years. And three, the redevelopment of the project area would result in stable residential and commercial areas, an increased tax yield, and would complement and insure the stability of the Western Addition Area 1 Redevelopment Project.

Analytical conclusion: The Preliminary Plan establishes a basic framework within which the redevelopment specified in the proposed redevelopment plan would attain the public purposes of the California Community Redevelopment Law as stated in Chapter 1, Article 3, Section 33037.

4. Conformity with the Master Plan

Section 33324(d) of the Community Redevelopment Law requires that it be shown that the proposed redevelopment conforms to the master or general community plan. The Preliminary Redevelopment Plan indicates that redevelopment in conformance therewith will conform to the City-Wide Land Use Plan, a part of the Master Plan, as amended by the City Planning Commission on April 10, 1958, and with the City-Wide Urban Renewal Plan as adopted by the City Planning Commission on May 12, 1960.

Analytical conclusion: The Preliminary Redevelopment Plan contains the necessary finding by the City Planning Commission that redevelopment in conformance with such Preliminary Plan will conform to the Master Plan of the City and County of San Francisco.

U.C. BERKELEY LIBRARIES



C124924478